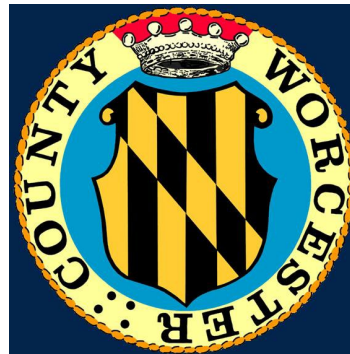


Local Government Updates



ADVOCACY

advocacy@coastalrealtors.org



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Wicomico County Legislative Issues

Salisbury Litigation

- Real Estate developer 1 Fizwater Street, LLC is suing the City of Salisbury and Mayor Randy Taylor for what they claim is an illegal revocation of development authorization for a project named Marina Landing. This suit nears \$40 million.

Density Public Forum

- Wednesday, May 7th from 5-7PM there will be a public forum at Wor-Wic Community College's Guerrieri Hall Auditorium (GH 100). Carsten Wendlandt, Mayor Taylor and Luis Luna will speak with an open discussion regarding the CBD density changes.

Comprehensive Plan Update:

- Tuesday, May 6, 2025 — Transportation & Community Facilities
- Tuesday, May 20, 2025 — Housing & Historic and Cultural Resources
- Thursday, June 12, 2025 — Water Resources & Environmental Resources and Sustainability

I intend on attending the May 20th and June 12th meetings. We'll discuss possible actions during our next Advocacy meeting. I'm working on draft statements regarding housing and the direction the City should not go (rent control is on the draft comp. plan, NAR has statistics on how this hurts affordability).





Wicomico County Legislative Issues

Wicomico and Salisbury Planning and Zoning Break

Why:

- If scheduled improperly, the County Attorney, Andrew Illuminati, may be billing despite there being only one county item on the agenda (e.x., City business goes first).
- Majority of the items are city items.
- The county Department of Planning and Zoning are doing all the administrative work and incurring the costs associated.
- Director of Planning and Zoning for the County is put in a precarious situation when she is asked for advice during these joint meetings, and she has no jurisdiction over City matters.
- The City has not provided any funding to the County since 2017, an accumulation of about \$1.3 million dollars.

Timeline:

- This is currently in a work session for the County.
- Expect ratification and set up of the separate Planning and Zoning by the end of this summer.
- Appointments to this new Board will be made before it is set to begin.



Somerset County Legislative Issues

- FEMA funding cuts have ended the \$36 million flood mitigation grant for Crisfield as the Building Resilient Infrastructure and Communities (BRIC) program and the grants it administers has been terminated.



Worcester County Legislative Issues

Public Hearing for the County's Budget is May 6th at 6PM in the Commissioners Chambers in Snow Hill.

Please click here to access the proposed Water / Wastewater budget, which includes rate increases to balance the Water / Wastewater Enterprise fund.

Beginning on page 31 of the document are breakdowns of each W/WW district and the proposed rate changes for FY26.

The [General Fund Budget](#) will be available for the public to give comment on as well.





Worcester County Ocean City Update

Chapter 1. – Charter
Title IV. - Mayor and Council
C-411. – Referendum. (178C)

On April 21st, petitioners submitted 1,332 signatures to the Ocean City Clerk, of which 1,327 were accepted. Now the Ocean City Board of Election Supervisors will begin confirming these accepted signatures. If at least 991 of those 1,327 signatures are confirmed by the Board of Election Supervisors, then a vote must be held to allow Ocean City voters to decide on whether or not they would like Ordinance 2025 – 04 to be law.

The Council has two choices:

1. Hold a special election to allow Ocean City voters to decide on Ordinance 2025 – 04, or
2. Wait until the next municipal election, in November of 2027, to allow voters to decide.

However, Ordinance 2025 – 04 remains in effect for sixty (60) days following the receipt of the petition. Because the petition was received on April 21st, Ordinance 2025 – 04 will remain in effect until June 21, 2025.

Ordinance 2025 – 04 will be suspended after June 21st, 2025 until an election is held and voters decide to keep the R-1 and MH length of stay law in effect or to overturn the Council's decision.

The Board of Election Supervisors have not validated the signatures and the Council has not decided to hold a special election or to wait until the next municipal election.

A link to the exact text regarding referendum in Ocean City has been provided above.



NEW CONSUMER NOTICE FORM



All Coastal brokerage offices and members received the form and announcement April 15th

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Ocean City, Maryland 2025 Changes to Code Impacting all Rental Units Plus Specific Occupancy/Rental Restrictions in R1/MH Zoning Districts

The Board of Directors reviewed and approved the Ocean City, Maryland 2025 Changes to Code Impacting all Rental Units Plus Specific Occupancy/Rental Restrictions in R1/MH Zoning Districts at their April meeting.

This form is currently available to all Maryland REALTOR® members on the Maryland REALTOR® Site and on our Coastal website.

RPAC Report



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Major Investor Count: 23

Total Investments Received: \$29,257

Remaining Pledges: \$7,170

Minimum Anticipated Investments: \$36,427

Membership Participation: 340 members have invested \$29 or more (36%)