

NOTES:

- 1) Dorsey Road, Maryland Route 176, is a public right of way and is publically maintained.
- 2) The basis of bearings for this survey is the Maryland Coordinate System (NAD 83/91) as projected by Howard County Geodetic Control Stations No. 371A and 43B2.
- 3) The US survey foot is the unit of measurement for this survey. All distances are ground distances.
- 4) No title report furnished; plat is not a comprehensive record of appurtenances or encumbrances of record or in use.
- 5) Ownership of the right-of-way of Dorsey Road, Maryland Route 176, was conveyed to The State of Maryland in Deeds Liber 157 at Folio 505, and Liber 162 at Folio 494.



PLOT TO SHOW EXISTING STRUCTURES, USES, NATURAL FEATURES AND LANDSCAPING OF THE SUBJECT AND ADJOINING PROPERTIES

Zoning Case ZB1131M

PROPERTY OWNER
THE PALMETTO GROUP, INC.
P.O. BOX 841
ELICOTT CITY, MARYLAND 21041

THE PALMETTO GROUP, INC.
P.O. BOX 841
ELICOTT CITY, MARYLAND 21041

PROPERTY OWNER
EDWARD C. RIEMER
10956 TROTTERING RIDGE WAY
COLUMBIA, MARYLAND 21044

Petitioner/Protestant
PETITIONER ATTORNEY
WENDELL E. KURMAN
PRINCIPAL
OFFIT | KURMAN
ATTORNEYS AT LAW
7021 COLUMBIA GATEWAY DRIVE
SUITE 200
ELICOTT CITY, MARYLAND 21046

Exhibit 2

Date 3/3/2026

PROFESSIONAL CERTIFICATION:
I CERTIFY THIS PLAT TO BE CORRECT; IT IS THE RESULT OF AN ACTUAL FIELD SURVEY, BASED ON DATA FOUND AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AS REFERENCED HEREON.
I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21512, EXPIRATION DATE AUGUST 4, 2027, IN ACCORDANCE WITH COMAR 09.13.06.12.

Jeffery W. Elkins 9/11/2025
For VanMar Associates, Inc.
Jeffery W. Elkins, Prof. Land Surveyor
DATE OF SURVEY: JULY 31, 2025

DATE	REVISIONS



VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-5015 (410) 549-2751
Fax (301) 831-5603 ©Copyright, Latest Date Shown

ZONING MAP AMENDMENT PLAN
LANDS CONVEYED TO
THE PALMETTO GROUP, INC.
LIBER 5897 AT FOLIO 477
AND LANDS CONVEYED TO
EDWARD C. RIEMER
REMAINING LANDS OF LIBER 7697 AT FOLIO 422
6871 AND 6873 DORSEY ROAD
TAX MAP 43, GRID G, PARCELS 706 AND 726

LOCAL COMMUNITY: ELKRIDGE
1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' JULY, 2025
SHEET 2 OF 3

REFERENCE: LIBER 5897, FOLIO 477 AND LIBER 7697, FOLIO 422

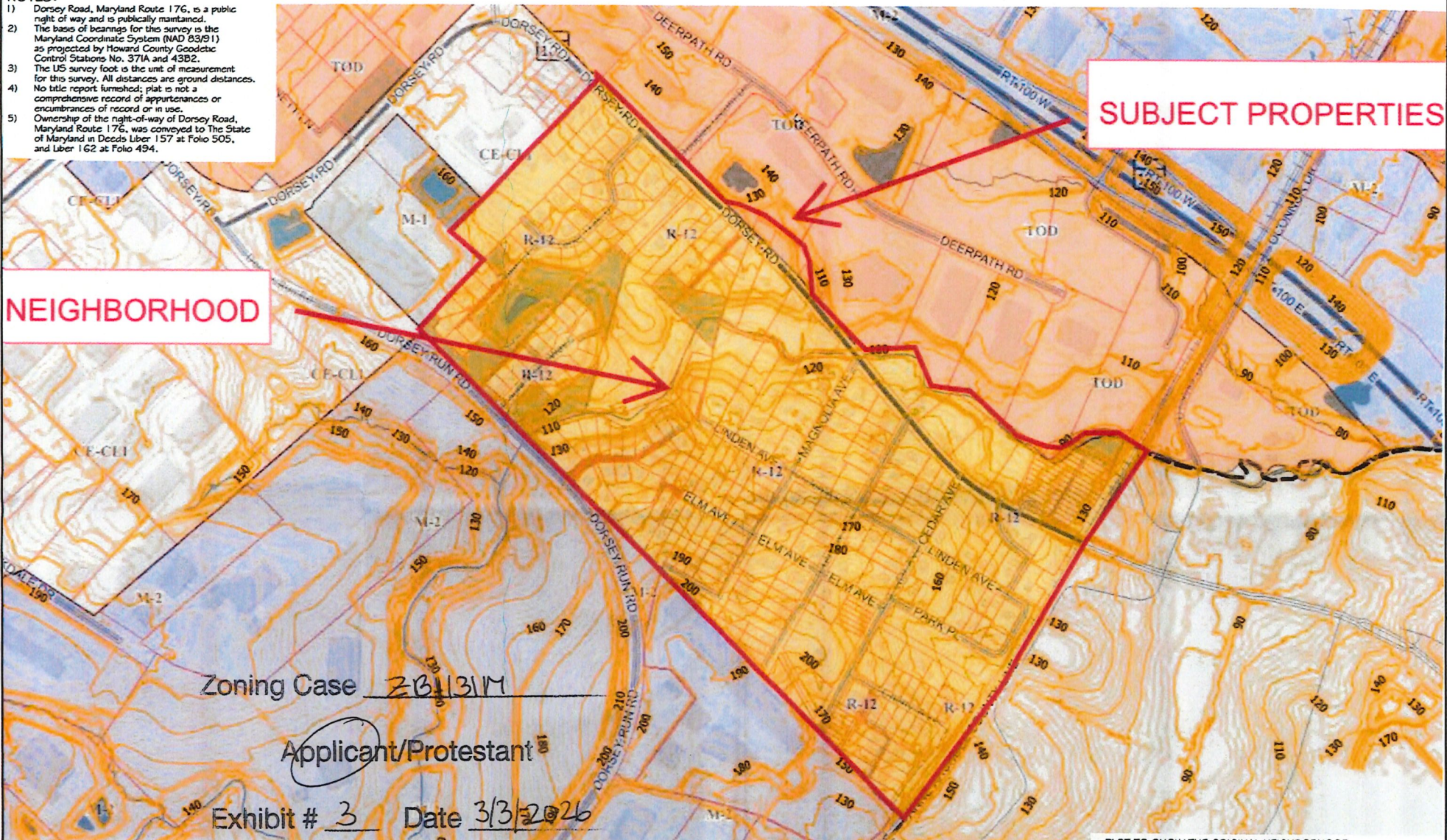
JOB No.: 96-4264

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NEIGHBORHOOD

SUBJECT PROPERTIES



Zoning Case ZB131M

Applicant/Protestant

Exhibit # 3 Date 3/3/2026

PLOT TO SHOW THE ORIGINAL NEIGHBORHOOD THAT INCLUDED THE SUBJECT PROPERTIES

PROPERTY OWNER
THE PALMETTO GROUP, INC.
P.O. BOX 841
ELLCOTT CITY, MARYLAND 21041

PETITIONER
THE PALMETTO GROUP, INC.
P.O. BOX 841
ELLCOTT CITY, MARYLAND 21041

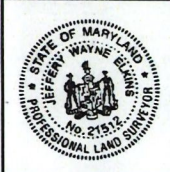
PROPERTY OWNER
EDWARD C. RIEMER
10956 TROTTERING RIDGE WAY
COLUMBIA, MARYLAND 21044

PETITIONER'S ATTORNEY
WILLIAM ERSKINE
PRINCIPAL
OFFICE | KURMAN
ATTORNEYS AT LAW
7021 COLUMBIA GATEWAY DRIVE
SUITE 200
COLUMBIA, MARYLAND 21046

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Jeffery W. Elkins 9/11/2025
For VanMar Associates, Inc.
Jeffery W. Elkins, Prof. Land Surveyor
DATE OF SURVEY: JULY 31, 2025

DATE	REVISIONS



ZONING MAP AMENDMENT PLAN
LANDS CONVEYED TO
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REMAINING LANDS OF LIBER 7697 AT FOLIO 422
6871 AND 6873 DORSEY ROAD
TAX MAP 43, GRID 6, PARCELS 706 AND 726



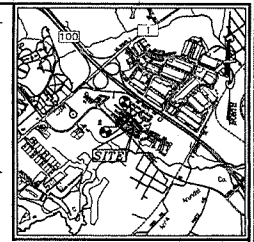
VANMAR ASSOCIATES, INC.
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310 South Main Street Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-5015 (410) 549-2751
Fax (301) 831-5603 ©Copyright, Latest Date Shown

LOCAL COMMUNITY: ELKRIDGE
1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 300'
JULY, 2025
SHEET 3 OF 3

ICAT LOGISTICS, INC. DORSEY BUSINESS CENTER SECTION 1 SITE DEVELOPMENT PLAN

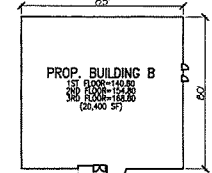
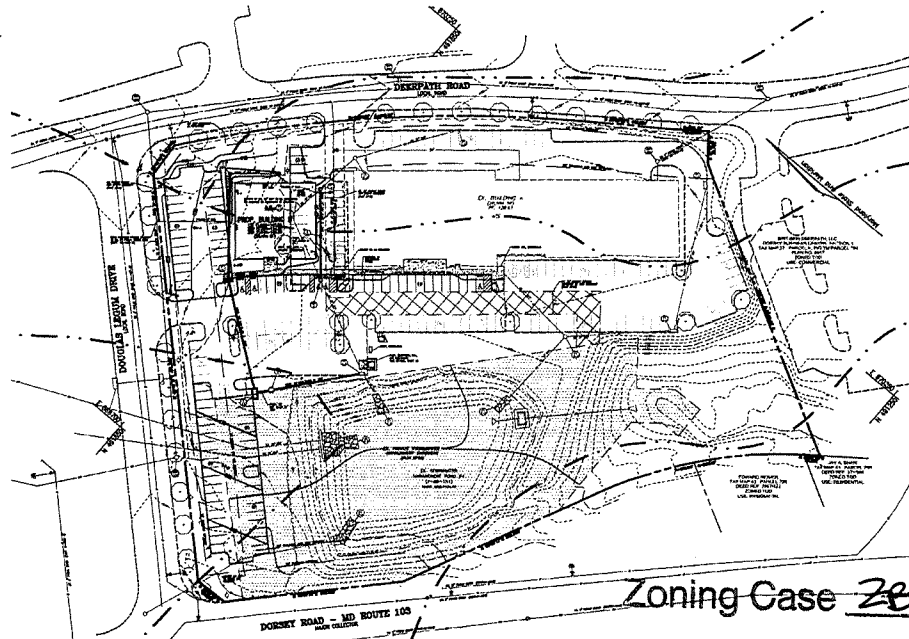
LEGEND
 EXISTING CONTOUR
 PROPOSED CONTOUR
 EXISTING SPOT ELEVATION
 PROPOSED SPOT ELEVATION
 DIRECTION OF FLOW
 EXISTING TREES TO REMAIN
 LIGHT POLES
 SOIL TYPE
 CONCRETE

BENCHMARKS
 COORDINATES BASED ON MD 71 MARLAND COORDINATE SYSTEM AS PUBLISHED BY HOWARD COUNTY DIVISION OF PLANNING AND ZONING. 240000 ELEVATIONS BASED ON TWO EXISTING IRON PIN & CAPS (PROPERTY CORNERS)
 1 N 491947 E 829954 ELEV. 144.75
 2 N 491947 E 829959 ELEV. 146.46



GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS ANY STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY "MUD UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE UTILITIES:
 MUD UTILITY 1-800-257-7777
 HOWARD COUNTY BUREAU OF UTILITIES 313-2366
 HOWARD COUNTY BUREAU OF WATER 487-4523
 HOWARD COUNTY BUREAU OF GAS 487-4523
 STATE HIGHWAY ADMINISTRATION 531-5533
- SITE ANALYSIS**
 AREA OF PAVEMENT: 8.15 AC.
 PRESENT ZONING: T-3
 USE OF STRUCTURE: OFFICE
 G.A. BUILDING: 28,384 SF.
 PROP. BUILDING: 28,384 SF.
 TOTAL BUILDING COVERAGE: 30,364 SF.
 BUILDING A COVERAGE ON SITE (INCLUDING ROOF): 20 AC. OR 4.6% OF GROSS AREA
 BUILDING B COVERAGE ON SITE (INCLUDING ROOF): 11 AC. OR 4.6% OF GROSS AREA
 TOTAL BUILDING COVERAGE ON SITE (INCLUDING ROOF): 31 AC. OR 13.6% OF GROSS AREA
 PAVED PARKING LOT/AREA ON SITE: 0.52 AC.
 AREA OF LANDSCAPE SCENE: 0.3 AC.
 LIMIT OF DISTURBED AREA: 20,002 SF. OR 1.26 AC.
 DIST. 1200 FT. TYP. 1/4"=1'
- PROJECT BACKGROUND**
 LOCATION: LOGSHELL, MD. THE MAP 42, BLOCK 6, PARCEL 0, 7th PRINCE OF WELLS CORNER - T.O.D.
 SUBDIVISION: DORSEY BUSINESS CENTER SECTION 1
 SITE AREA: 6.15 AC.
 THE PROPOSED: 1. 50'-89'-112', F-69-191, F-89-254, PLAT 8713
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAYS, PARKING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER EXHAUSTION PLANS AND AVAILABLE RECORDS OWNERS, HYDROLOGICAL LOCATION OF EXISTING UTILITIES AND CONSTRUCTION INFORMATION, CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE, ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- ALL REINFORCED CONCRETE FOR STORM DRAIN STRUCTURES SHALL HAVE A MINIMUM OF 20 BARS STRONG OF 3.500 P.S.I.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY SIGNAL.
- ESTIMATES OF EXISTING QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF COLLECTING FEES.
- SOIL COMPOSITION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD COUNTY ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOIL TEST PRIOR TO CONSTRUCTION.
- ALL STORM DRAIN PIPE SIZES SHALL BE CLASS "C".
- THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEY WITH TWO FOOT CONTOUR INTERVALS PREPARED BY ROBERT W. HOULI, INCORPORATED, DATED OCTOBER 2000. THE CONTOURS SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARLAND STATE PLANE COORDINATE SYSTEM.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- ALL PAVING TO BE MARLAND HOWARD COUNTY STANDARD DETAIL P-2 UNLESS OTHERWISE NOTED, (SEE DETAILS, SHEET 2)
- ALL CURBS AND GUTTERS TO BE DETAIL 3.01 UNLESS OTHERWISE NOTED. (SEE DETAIL, SHEET 2)
- CONTRACTOR RESPONSIBLE TO CONSTRUCT ALL HANDICAP RAMP AND HANDICAP ACCESS IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.
- WHERE DRAINAGE FLOWS AWAY FROM CURB, CONTRACTOR TO REVERSE THE GUTTER PAN.
- ALL ELEVATIONS ARE TO FINISH TOP/BOTTOM OF CURB UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- PUBLIC WATER IS AVAILABLE THROUGH CONTRACT NO. 24-11000-03.
- PUBLIC SEWER IS AVAILABLE THROUGH CONTRACT NO. 14-1444-03.
- WATER QUALITY IS PROVIDED BY A STORMSEWER. THE IMPROVED WATER QUALITY SYSTEM IS TO BE FINALLY DESIGNED AND MAINTAINED. (SEE DETAILS, SHEET 8)
- ALL EXTERIOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS. (LOCAL OR SHEET 5)
- BUILDINGS TO HAVE INSIDE WATER METER SETTING.
- TRAFFIC IMPACT STUDY PREPARED BY THE TRAFFIC GROUP, DATED NOVEMBER 23, 2005.
- GEOTECHNICAL REPORT PREPARED BY HENRIKSON & ASSOCIATES DATED NOVEMBER 27, 2005.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- ANY EXISTING TREES DAMAGED OR DESTROYED DURING CONSTRUCTION WILL BE REPLACED BY THE CONTRACTOR.
- IN ACCORDANCE WITH SUBSECTION SECTION 16.124(1)(H), THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE PROJECT WAS PROBABLY GRANTED AND CLEARED IN ACCORDANCE WITH 507-89-112.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE MOUNTAIN OF BURLINGTON FOR THE REQUIRED 50 SPACES TREE, 40% OVERSHADE TREES, AND 10% SHRUBS.
- DEPOSITS TO BE KEPT OUT OF ALL STORMWATER MANAGEMENT FACILITIES DURING AND AFTER CONSTRUCTION.
- THIS PLAN IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION REGULATIONS.
- FOR ADDITIONAL PROJECT FACILITIES TEST EVALUATION PROGRAM PREPARED BY PARS GROUP DATED NOVEMBER 2016, THE CHANGE OF USE FROM RECREATION OFFICE TO A DIGITAL OFFICE, IS EXEMPT FROM APPLYING TO THE TRIP GENERATION NOT IMPACTING THE PEAK HOUR TRAFFIC.



LOCATION MAP
SCALE: 1"=60'

Zoning Case **ZB 1131 M**

SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 6
SITE LAYOUT PLAN	2 OF 6
SITE GRADING PLAN, AND SEDIMENT AND EROSION CONTROL PLAN	3 OF 6
SEDIMENT AND EROSION CONTROL NOTES AND DETAILS	4 OF 6
STORM DRAIN DRAINAGE AREA MAP, SWM NOTES & DETAILS, AND UTILITY PROFILES	5 OF 6
LANDSCAPE PLAN	6 OF 6

Applicant/Protestant

Exhibit # **4** Date **3/3/2026**

SHARED PARKING ADJUSTMENT CHART

RECORD	ADJUSTED SPACES				
	MORNING	MID-DAY	AFTERNOON	EVENING	NIGHTTIME
CHURCH	80	20	20	20	20
HEALTH CLUB	80	20	20	20	20
OFFICE OR INDUSTRIAL	80	20	20	20	20
RECREATION	80	20	20	20	20
(PARTY POOL)	80	20	20	20	20
TOTAL	80	20	20	20	20

ADDRESS CHART

BUILDING	ADDRESS
BUILDING A	6801 DOUGLAS LEGARY DRIVE
BUILDING B	6803 DOUGLAS LEGARY DRIVE

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	PARCEL NUMBER
DORSEY BUSINESS CENTER	SECTION 1	8715
		100
		37
		157
		6012.09

WATER CODE: 801 SEWER CODE: 238000

DEVELOPER
LANCLOTTA DEVELOPMENT, LLC
6339 TEN OAKS ROAD
SUITE 100
CLARKSVILLE, MD 21029

OWNER
SK DORSEY, LLC
C/O SAM LANCLOTTA, JR.
6339 TEN OAKS ROAD
SUITE 100
CLARKSVILLE, MD 21029

NO.	REVISION	DATE
1	REVISION: EXISTING UTILITIES	05/10/05
2	REVISION: PARKING CALCULATIONS FOR NEW USE	05/10/05
3	REVISION: PARKING TABULATION FOR NEW USE & APP. GENERAL NOTE "B"	11/14/16

SITE DEVELOPMENT PLAN
COVER SHEET

ICAT LOGISTICS, INC.
DORSEY BUSINESS CENTER, SECTION 1
TAX MAP 37 BLOCK 24, 7th PRINCE OF WELLS
1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET • BALDWIN CITY, MD 21043 TEL: 410.441.7668 FAX: 410.441.8801

DESIGN BY: R.H.V.
 DRAWN BY: R.H.V.
 CHECKED BY: R.H.V.
 DATE: APRIL 2006
 SCALE: AS SHOWN
 W.D. NO.: 05-36

1 SHEET OF 6

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

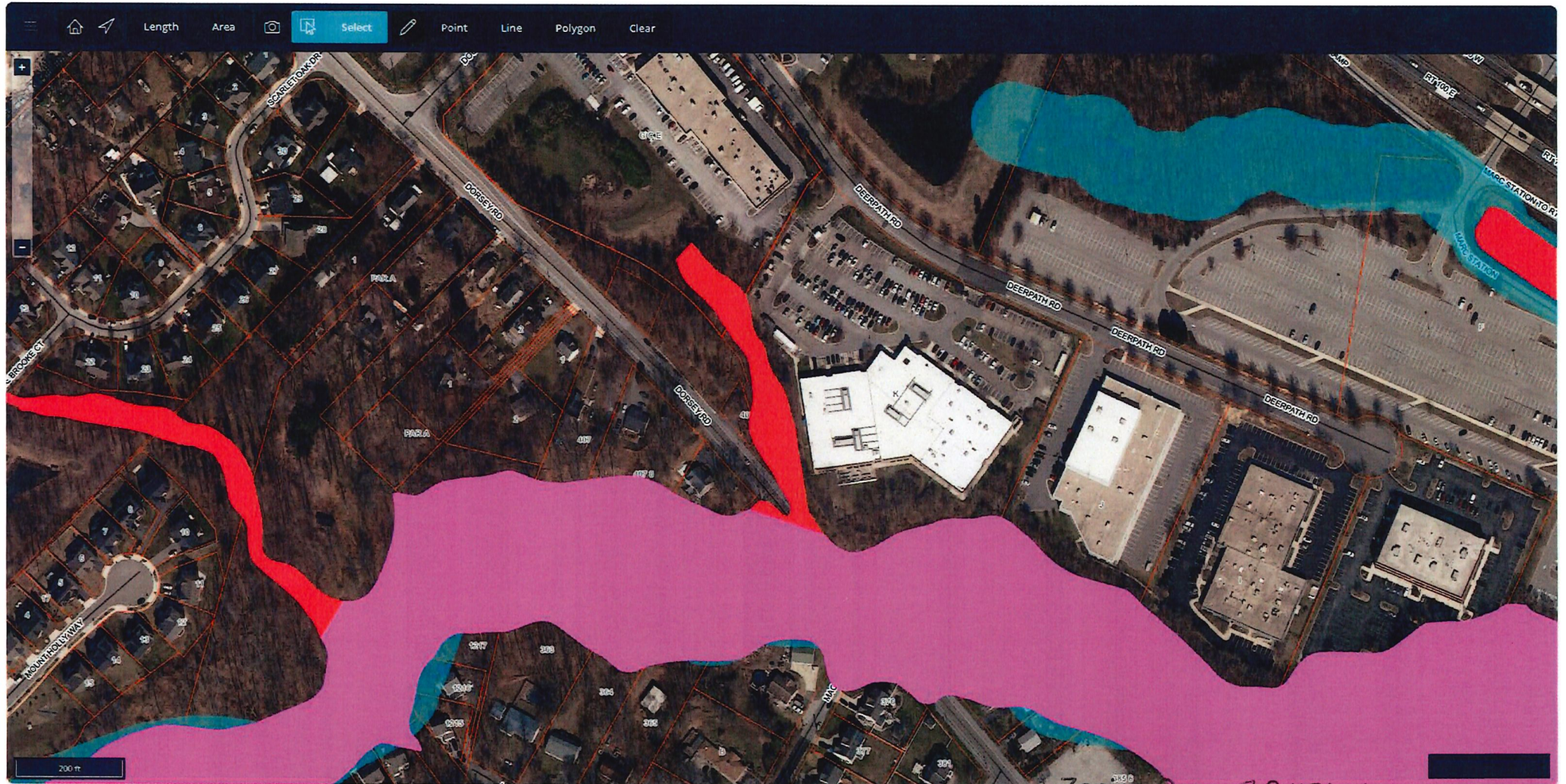
[Signature] DATE: 3/16/06
 CHIEF DEVELOPMENT ENGINEERING DIVISION

[Signature] DATE: 3/16/06
 CHIEF DIVISION OF LAND DEVELOPMENT

[Signature] DATE: 3/16/06
 DIRECTOR

NOTES:
 1. TOTAL NUMBER OF PARKING SPACES: 204 SPACES (INCLUDING 5 HANDICAP)
 2. TOTAL SPACES REQUIRED: 204 SPACES
 3. TOTAL SPACES PROVIDED: 204 SPACES (INCLUDING 5 HANDICAP)

NOTE:
 1. THE TOTAL NUMBER OF PARKING SPACES: 204 SPACES (INCLUDING 5 HANDICAP) ARE IN THE BUILDING A AND B HAS BEEN REDUCED FROM 219 TO 204 BASED ON THE SHARED PARKING ADJUSTMENT ANALYSIS SUBMITTED WITH THIS PLAN ON 11/17/05, REVISIONS 2005, 2006, 2016, AND 2026.
 2. ANY CHANGE TO THE SHOWN USES AND/OR SQUARE FOOT AREAS IN THE USES IN BUILDING A AND/OR BUILDING B SHALL REQUIRE COMPLIANCE WITH THE PARKING REQUIREMENTS OF ZONING SECTION 113 AND THE APPROVAL OF THE HO. CO. ZPC.



Zoning Case ZB1131M

Applicant/Protestant

Exhibit # 6 Date 3/3/2026



Zoning Case ZB1131M

Applicant/Protestant

Exhibit # 7a Date 3/3/2026



Zoning Case ZB131M

Applicant/Protestant

Exhibit # 7b Date 3/3/2026



Zoning Case 2B1131M

Applicant/Protestant

Exhibit # 7c Date 3/3/2026



Zoning Case ZB1131M

Applicant/Protestant

Exhibit # 7d Date 3/3/2026



Zoning Case ZB131M

Applicant/Protestant

Exhibit # 7e Date 3/3/2026



Zoning Case ZB1131M

Applicant/Protestant

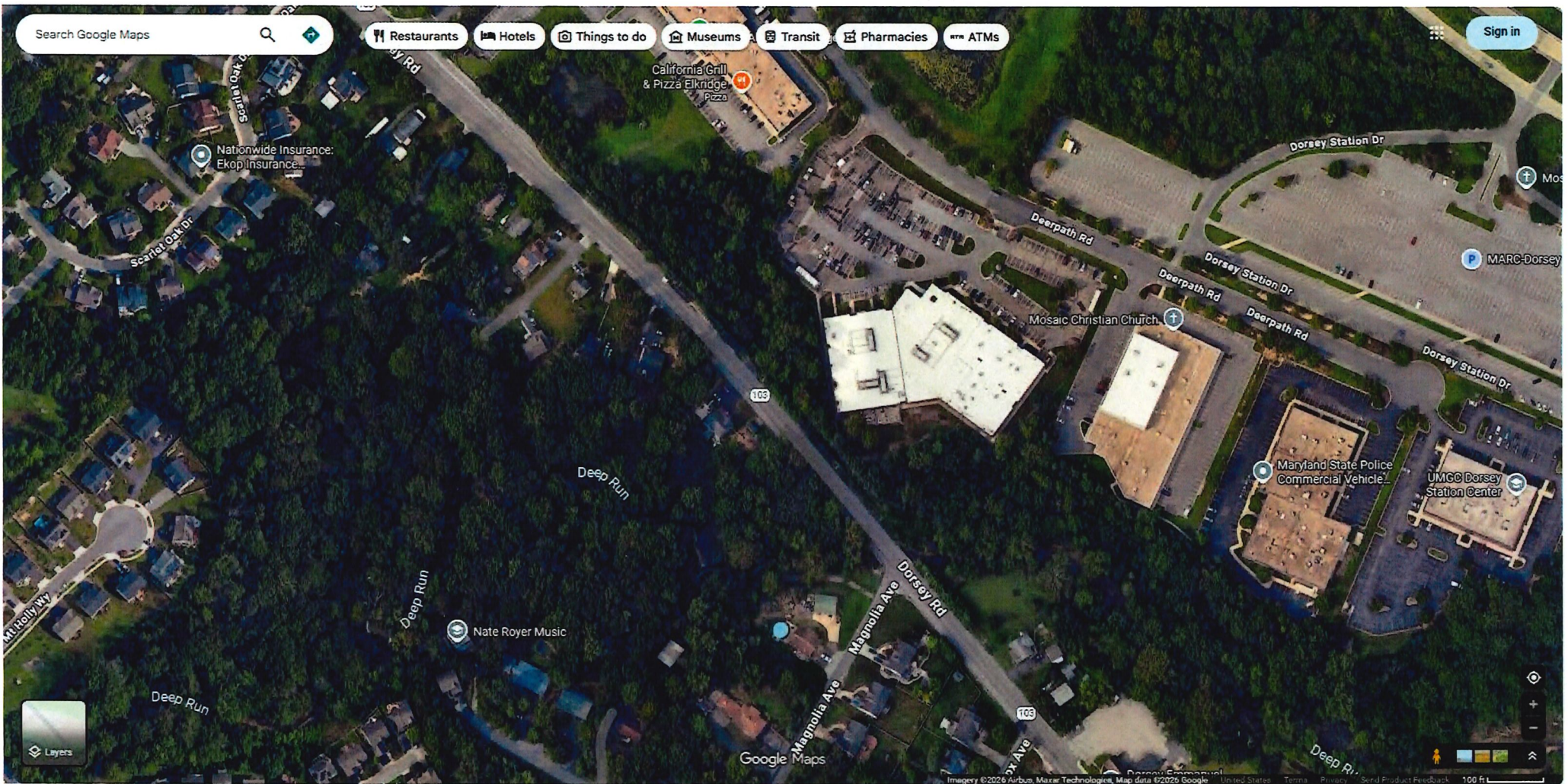
Exhibit # 7F Date 3/3/2026



Zoning Case 2B1131M

Applicant/Protestant

Exhibit # 7g Date 3/3/2026



Zoning Case 2B1131M

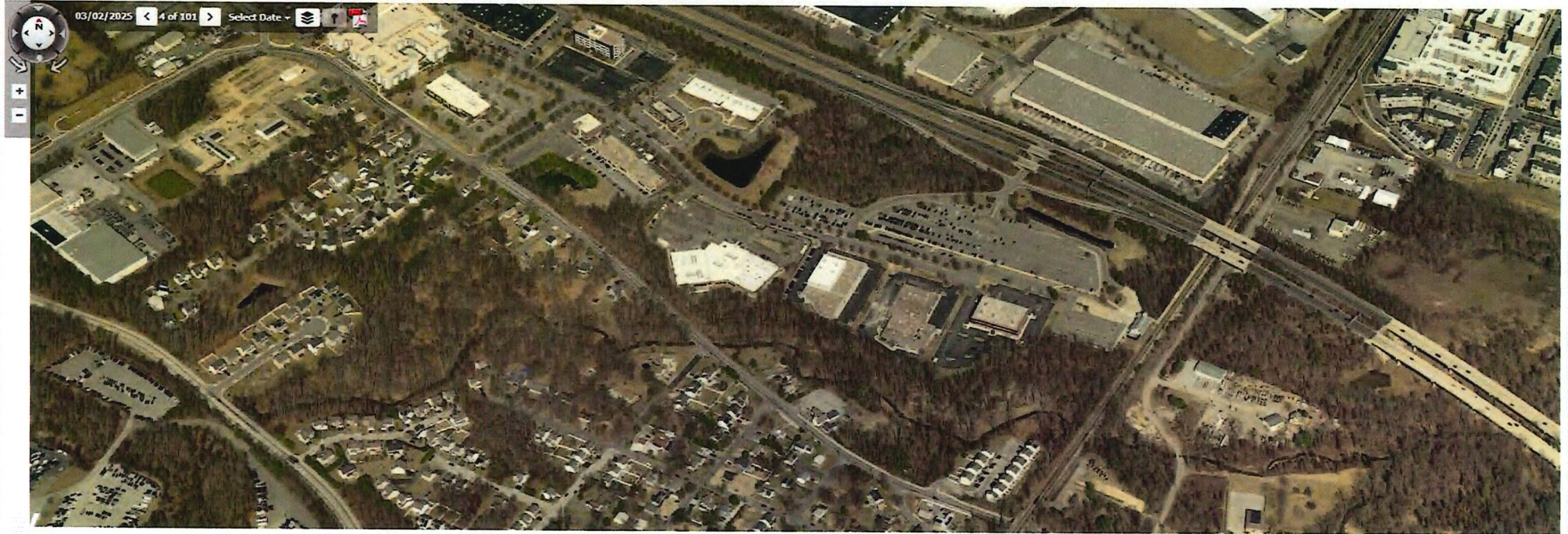
Applicant/Protestant

Exhibit # 8 Date 3/3/2026

Pictometry Viewer

Home

Search Address: Search



Howard County GIS

The GIS division provides data, tools, and technical assistance to almost every County agency. Technical assistance, programming and recommendations for standards are available to the many County departmental users who create and maintain data layers that are critical to their mission.

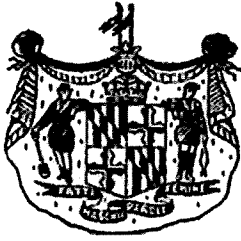
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Zoning Case ZB1131M

Applicant/Protestant

Exhibit # 9 Date 3/3/2026



The State of Maryland

Executive Department

EXECUTIVE ORDER

01.01.2025.19

ADDRESSING MARYLAND'S AFFORDABLE HOUSING CRISIS

WHEREAS, The State of Maryland faces an unprecedented and rapidly growing housing affordability crisis caused by a shortage of at least 96,000 housing units and driven by insufficient housing construction over the past 15 years;

WHEREAS, The increasing unavailability and unaffordability of safe, stable, livable housing for working families has created an imminent threat of widespread social and economic disruption, including severe negative impacts on Maryland's economic and business climate and the inability to retain new people entering the workforce, resulting in a lack of innovation and a stifling of overall economic development;

WHEREAS, The Moore-Miller Administration's commitment to making Maryland a more affordable place to live, work, and raise a family includes ensuring that all Marylanders are able to obtain safe, stable, livable housing that fits their budget;

WHEREAS, State government plays a vital role in fostering an environment that is conducive to the construction of enough housing to serve the needs of the State's residents; and

WHEREAS, In order for Maryland to address its housing crisis and prevent economic stagnation, State government must take action to spur the construction of housing by removing regulatory barriers, accelerating building supply lines, shortening permit waiting times, reforming financing for affordable housing, leveraging State-owned property, and encouraging local jurisdictions to adopt land use rules more favorable to housing construction.

NOW, THEREFORE, I, WES MOORE, GOVERNOR OF THE STATE OF MARYLAND, BY VIRTUE OF THE AUTHORITY VESTED IN ME BY THE CONSTITUTION AND LAWS OF MARYLAND, PROCLAIM THE FOLLOWING EXECUTIVE ORDER, EFFECTIVE IMMEDIATELY:

A. Developing Housing on State-Owned Land and Accelerating Funding for Affordable Housing.

Zoning Case 26131M, The Department of Housing and Community Development and the Department of Transportation shall develop strategies to implement

Applicant/Protestant

Exhibit # 10 Date 3/3/2026

their October 2024 Interagency Agreement on Transit Oriented Development to increase the production of housing near transit stations.

- a) In accordance with the Interagency Agreement, the Department of Transportation will lead the development of land owned by the Department of Transportation for transit-oriented development and will coordinate with the Department of Housing and Community Development on these sites.
- b) The Department of Transportation shall commit to prioritizing development of affordable housing in the development of transit-oriented development projects on land owned by the Department of Transportation.
- c) The Department of Housing and Community Development shall commit to providing bonus points or special consideration to the extent permitted by law in the Low Income Housing Tax Credit Program and State Revitalization Programs funding rounds for projects tied to the Department of Transportation's transit-oriented development efforts.

2. The Department of Transportation shall:

- a) Pursue the development of land owned by the Department of Transportation for dense, mixed-use, transit-oriented development, with housing as a priority goal for the development of these sites;
- b) Coordinate funding and investment with the Department of Housing and Community Development, and other State partners, to support the development of housing at these sites as a priority use; and
- c) Work with local jurisdictions through the transit-oriented development designation process to ensure local jurisdiction planning for transit-oriented development supports housing as a priority use.

3. The Department of Housing and Community Development and the Department of General Services shall, in coordination with other executive departments and agencies, identify State-owned land that is:

- a) Subject to the control of the Department of General Services;
- b) Determined to be surplus; and
- c) Appropriate for consideration for the development of housing.

4. The Department of General Services shall:

- a) Maintain a database of parcels of State-owned land identified as appropriate for the development of housing;
- b) For properties that have been identified as suitable for affordable housing by the Department of Housing and Community Development, issue:
 - i. Within 30 days after determination of suitability, a notice of intent to release a request for proposals; and
 - ii. Within 90 days after the issuance of the notice of intent, a request for proposals;
- c) Pursuant to statutory requirements, dispose of State-owned parcels for the development of housing by entering into land disposition agreements with parties that will develop such parcels into new housing units, selected through a competitive process; and
- d) Maximize the housing use of surplus State-owned parcels, whether the parcel remains under State ownership, is subject to long-term lease, or is disposed of, through:
 - i. Reducing the cost of the land or pairing the development of land with funding to create deed-restricted low-income housing, and
 - ii. Exercising the governmental immunity from local zoning laws to the extent permitted by law.

B. State Housing Permitting Acceleration/Ombudsman Creation.

1. Definitions.

- a) "Housing development project" means the new construction or substantial renovation of a residential real estate project.
- b) "Permit related to housing construction" means a permit or approval required by law or regulation to be issued by a principal department of the Executive Branch or a division thereof, to a developer, contractor, or subcontractor in order to commence, continue, or support a housing development project.
- c) "Third-party reviewer" means an independent contractor engaged by the proponent of a housing development project to inspect, review, and provide an independent evaluation, including recommendation for approval or denial, of an application for a State permit related to the housing development project.

2. Each principal department of the Executive Branch that issues permits related to housing construction shall:
 - a) Designate a senior point of contact for coordination and efficient processing of permits related to housing construction;
 - b) By January 1, 2026, submit to the Office of the Governor and the Maryland Coordinated Permitting Review Council updated permit application processing procedures with timelines for permits related to housing construction;
 - c) By November 21, 2025, draft and submit to the Office of the Governor for review and approval standards and procedures for applicants for State-issued permits related to housing development projects to hire third-party reviewers to help expedite permitting timelines at the applicant's expense, including:
 - i. Registration procedures and required qualifications for third-party reviewers;
 - ii. Rules governing conflicts of interest for third-party reviewers;
 - iii. Procedures for review and approval or denial of recommendations made by third-party reviewers; and
 - iv. Provisions requiring the principal department to follow recommendations made by third-party reviewers except in cases of clear error, serious deficiency, or conflict of interest;
 - d) Upon approval by the Office of the Governor, complete implementation of the new third-party permitting standards and procedures for permits related to housing development projects by March 1, 2026;
 - e) By November 21, 2025, provide to the Office of the Governor a written enumeration and assessment of additional potential legislative, regulatory, and administrative actions to increase efficiency in permitting processes;
 - f) For permit applications that require review by multiple State agencies or by different levels of government, to the extent allowed by law, engage in simultaneous, rather than sequential, review of such permit applications;
 - g) By November 21, 2025, provide written recommendations to the Office of the Governor for ways to increase predictability and transparency related to applications for permits related to housing construction;

- h) Fully digitize permit applications and permit fee payments within the extent of budgetary authority no later than March 1, 2026; and
 - i) Seek every opportunity to provide transparency in the permit application process and, whenever possible, reduce processing times.
3. The Department of Housing and Community Development shall:
- a) By November 21, 2025, draft and submit to the Office of the Governor for review a written plan to accelerate processes related to the distribution of funding for affordable multifamily housing projects, including:
 - i. Awarding of funds and tax credits;
 - ii. Closing of deals, contracts, and loan agreements; and
 - iii. Distribution of awarded funds, including release of construction funds.
 - b) Upon approval by the Office of the Governor, complete implementation of the plan to accelerate the distribution of funding for affordable multifamily housing projects by March 1, 2026.
4. The Department of Housing and Community Development shall:
- a) Designate a State Housing Ombudsman to facilitate navigation through local, State, and federal permitting processes and act as a liaison between the Department of Housing and Community Development, other State agencies, local governments and planning and zoning authorities, housing developers and other stakeholders, and local communities.
 - b) The State Housing Ombudsman's duties shall include:
 - i. Coordinating and reporting on the activities undertaken by executive departments and State agencies pursuant to section B.2 of this Order;
 - ii. Facilitating and participating on the Department of Housing and Community Development's behalf in discussions between units of State government, local government, and housing developers to assist with navigation through permitting requirements and processes;
 - iii. Evaluating if there are opportunities for the state to acquire land to further housing development opportunities;

- iv. Evaluating methods to improve the housing building materials supply chain in the State;
- v. Gathering and compiling information on local permitting and planning and zoning processes throughout the State and identifying "pain points" in those processes; and
- vi. Tracking the progress of housing development projects throughout the State and providing periodic updates to the Department of Housing and Community Development leadership and the Office of the Governor on housing production in Maryland.

C. Establishment of Housing Targets.

1. The Department of Housing and Community Development shall:
 - a) Publish on or before January 1, 2026, and every five years thereafter, housing production targets for the State, each county, and each municipality that exercises zoning or planning authority;
 - b) Conduct a public engagement process on draft housing targets; and
 - c) Publish a methodology and supporting basis for calculating the housing production targets.
2. The Department of Housing and Community Development shall publish an annual report on January 1, 2027, and each year thereafter that:
 - a) assesses the progress of the State and each local jurisdiction with meeting applicable housing production targets; and
 - b) provides potential solutions to assist the state or a local jurisdiction with meeting applicable housing production targets.

D. Housing Leadership Award

- I. The Secretary of the Department of Housing and Community Development shall establish an annual Maryland Housing Leadership Award to recognize local jurisdictions that demonstrate outstanding progress in advancing housing opportunities.
1. The Award may be granted to jurisdictions that:
 - a) Are on track to meet or exceed housing production targets; or
 - b) Enact policies or legislation that significantly promote the development of housing.

2. The Department of Housing and Community Development may award bonus points to applications for department funding to local jurisdictions that have received a Maryland Housing Leadership Award.

E. General Provisions.


1. This Executive Order shall be implemented in a manner that is consistent with all applicable statutes and regulations. Nothing in this Executive Order shall operate to contravene any State or federal law or to affect the State's receipt of federal funding.
2. If any provision of this Executive Order or its application to any person, entity, or circumstance is held invalid by any court of competent jurisdiction, all other provisions or applications of the Executive Order shall remain in effect to the extent possible without the invalid provision or application. To achieve this purpose, the provisions of this Executive Order are severable.

GIVEN Under My Hand and the Great Seal of the State of Maryland, in the City of Columbia, this 3rd Day of September, 2025.



Wes Moore
Governor

ATTEST:



Susan C. Lee
Secretary of State

