

Local Government Annual Reporting Fiscal Year 2025

Maryland Department of Planning

December 2025

Fiscal Year
**20
25**

Local Government Annual Report

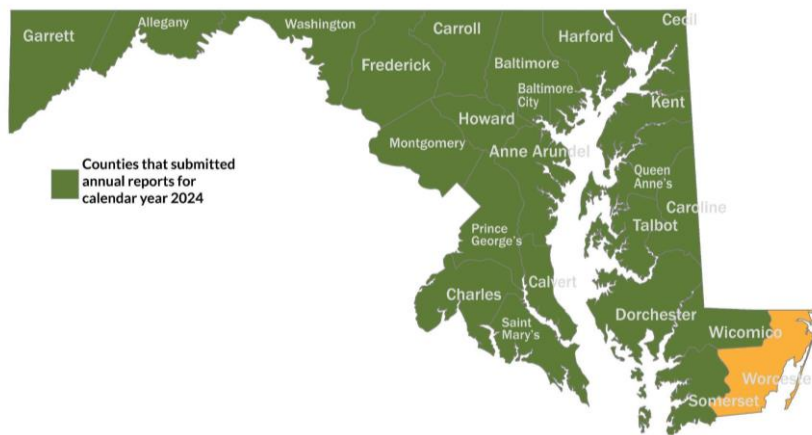
Value Our Shared Heritage
Shape Places Where All Have the Opportunity to Thrive Inform Decisions for Sustainable Growth



Measures and Indicators Report

Local Jurisdictions Reporting

Section 1-208(e) of the Land Use Article, Annotated Code of Maryland (Maryland Code), requires the Maryland Department of Planning (MDP) to report on the smart growth goals, measures, and indicators submitted by each jurisdiction with planning and zoning authority. The indicators provide an annual snapshot of growth-related changes, and the amount of permit activity within the state's identified investment areas, Priority Funding Areas (PFAs), along with remaining development potential and local farmland preservation. Jurisdictions that issue more than 50 new residential permits within the reporting year must also report on the amount, share, net density, and location of new residential development, and the intensity of commercial development. An interactive map of all locally designated PFAs can be accessed at mdpgis.mdp.state.md.us/PFA/publicinfotemplate/index.html.



Background

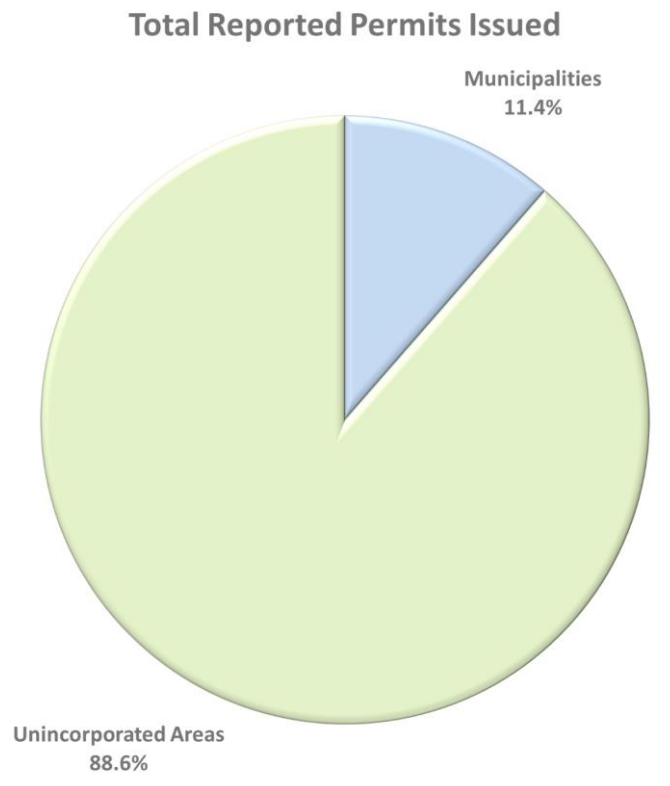
2025 marks the 17th year that counties and municipalities met the criteria for submitting annual reports, which are required to be filed by July 1, and include data from the previous calendar year. For the CY24 reporting period, MDP received 91 annual reports reflecting activity in 22 of 23 counties (see map above) and 69 municipalities. The table below lists the reporting activity for the past several years.

Year	No. of Reports	Counties Reporting	Municipalities Reporting
2024	91	22	69
2023	74	18	56
2022	82	21	61
2021	59	15	44
2020	59	16	43
2019	55	14	41
2018	56	17	39
2017	51	17	34
2016	70	18	52
2015	97	20	77
2014	56	15	41
2013	70	16	54
2012	100	21	79

The reporting requirement applies only to jurisdictions with planning and zoning authority, which includes 23 counties, Baltimore City and 108 municipalities. In 2026, staff will continue working with local governments to maintain the consistency of the data and increase the level of participation. With the passage of HB131 (2023), the first building development applications (BDA) housing data reporting requirements were submitted for jurisdictions with a population greater than 150,000. Since this is the first year of data collection, no reporting or analysis of the BDA data is included in the report.

Local Government Annual Reporting Tools

MDP has developed multiple [reporting forms](#) for jurisdictions to use to easily complete annual reports that meet the requirements of the Land Use Article. These tools include separate short forms for municipalities and counties (fewer than 50 residential permits), a long form that can be used by municipalities or counties that have issued more than 50 residential permits, and a form for 5-year reports. For CY24, a [BDA housing annual report template](#) was created to address the new HB131(2023) reporting requirements.



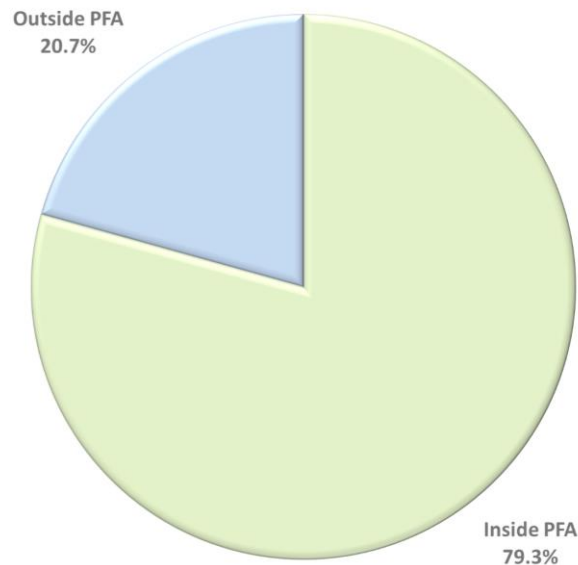
Each winter, MDP staff sends letters to jurisdictions reminding them of the annual reporting requirements and encouraging them to use these forms. Starting in winter 2022, MDP sent separate letters thanking jurisdictions that submitted annual reports the previous year. Other jurisdictions received the standard reminder letter. MDP strives to make the annual reporting process as simple as possible for Maryland's jurisdictions and works to improve its resources and communication in this endeavor.

Residential building permits reported

Section §1-208(c)(3)(ii) of Maryland Code states that all jurisdictions provide documentation to MDP when fewer than 50 building permits for new residential units are issued in a calendar year. If more than 50 building permits for new residential units are issued, jurisdictions must also provide specified data to include the amount of residential and non-residential growth inside and outside the PFA. Of the 22 counties reporting, 12 issued 50 or more new residential building permits. Of the 69 municipalities reporting, 10 reported 50 or more new residential building permits.

Based upon the data reported, 14,144 new residential permits were approved in CY24 by the 91 jurisdictions submitting annual reports, including 9,718 issued in unincorporated areas and 4,426 in municipal areas

**New Residential Permits Reported
Inside and Outside of Priority Funding Areas**

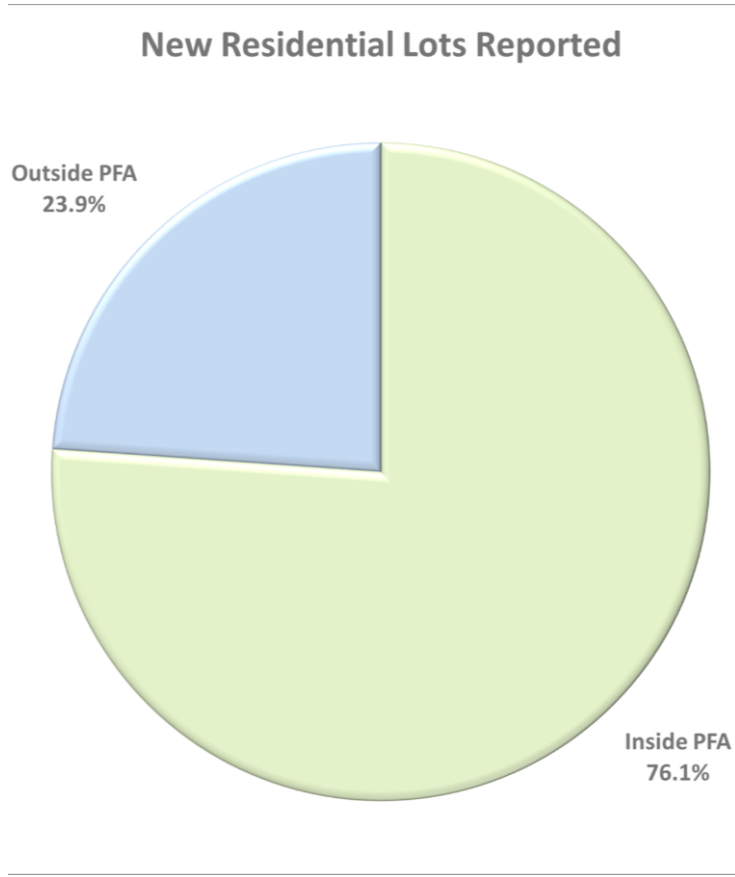


Of the jurisdictions reporting new residential permits in relation to PFAs, 79.5% (11,251) were approved within PFAs in CY24.

Prince George's, Charles, and Anne Arundel counties reported the most new residential permits with 3,082, 1,178, and 963, respectively. Nearly 68.6% (3,560) of these new residential permits were within the PFA, or 52.1%, 87.3%, and 98.5%. For all twenty-two reporting counties, the average percentage of new residential permits within the PFA is 70.3% (6,829). It is notable that among reporting counties, Anne Arundel, Baltimore, and Howard counties reported the highest percentage rate of new residential permits within the PFA, or 98.5%, 95.2%, and 93.6%, respectively; while Prince George's reported 47.9% of new residential permits outside the PFA in CY24, with 1,459 new residential permits located outside of the PFA. Howard (891), Baltimore (889), and Montgomery (738) counties were the only others reporting 500 or more new residential building permits for CY24, with 98.5% of new residential permits located within the PFA in Howard County, 93.5% in Baltimore County, and 71.4% in Montgomery County. Other counties reporting more than 50 new residential building permits included Howard (379), Frederick (276), Cecil (197), St. Mary's (184), Washington (182), Queen Anne's (139), Garrett (129), Carroll (114), Calvert (104), and Wicomico (92). Allegany County reported the least amount of new residential permits, with a total of 22 new residential permits, of which 16 new residential permits were within the PFA and six new residential permits were outside the PFA. It should be noted that municipalities, like Frederick City (974) and Rockville (419), all within the PFA, had significant permitting of new residential units in CY24.

Residential building lots reported

Baltimore County was the only county reporting more than 1,000 new residential lots (1,450) being approved in CY24. Of those new residential lots, 90.9% are located within the Baltimore County PFA. Dorchester (969) and Anne Arundel (648) counties reported approving more than 500 new residential lots or 81.9%, and 99.5% respectively, within their PFA. Of the thirteen counties reporting, 82.1% (3,072) of newly approved residential lots (3,744) were located within their PFAs.



Commercial Development Reported

In addition to residential development permits, counties also reported commercial development, which includes both commercial and industrial use. Thirteen reporting counties had 15,549,567 square feet of new non-residential development in CY24, a 23.7% increase from CY23. *(See table below)*

Year	New Non-residential Square Footage reported (Counties)
2024	15,549,567
2023	11,857,084
2022	21,905,945
2021	14,162,093
2020	7,644,252
2019	7,250,301
2018	9,282,535
2017	12,526,099
2016	13,634,563
2015	7,303,056
2014	3,960,011
2013	13,523,712
2012	5,865,247

Of the counties reporting, 92.6% (14,399,496 square feet) of new, non-residential development approved was located within PFAs. While it is less common for municipalities to report non-residential development, five municipalities, Brunswick, Elkton, Hagerstown, La Plata, and Salisbury reported an additional 874,566 square feet (combined) of new non-residential development in CY24.

All jurisdictions track and report how many residential permits are issued in a calendar year



Locally funded agricultural land preservation

Jurisdictions are required to report the number of agricultural acres that have been preserved using local resources. Local funding for agricultural preservation comes from a variety of sources, such as transfer of development rights, building lot termination, local land trusts, and historic resource preservation and easement programs. In CY24, more than 6,820.7 acres of agricultural lands were preserved using local funding in the ten counties that reported. This total does not include land preserved for open space or other conservation or preservation programs. From 2017 to 2024, more than 37,876.8 acres of agricultural land were preserved using local funding.

County	Locally Preserved Agricultural Acres (CY24)
Anne Arundel	94.0
Baltimore	79.33
Carroll	503.0
Cecil	925.41
Charles	222.53
Frederick	1,493.0
Harford	96.8
Montgomery	532.38
Queen Anne's	2,874.24
TOTAL CY24	6,820.69 acres
2023	5,684.6
2022	4,235.65
2021	6,674.68
2020	3,169.94
2019	3,610.85
2018	2,169.96
2017	5,410.43
8-Year Total	37,876.8 acres

Development Capacity Analysis

Each jurisdiction is required to prepare a development capacity analysis every 3 years or whenever there is a significant change in land use or zoning. In CY24, eleven counties provided estimates of the number of units or lots that could be accommodated through land use or zoning. These cumulative updates, combined with the other previously reported development capacity analysis housing units (see table below), result in a potential for at least 335,805 new residential units. Six municipalities provided development capacity updates totaling 34,591 of additional residential unit capacity and Baltimore City with a capacity of 66,010.

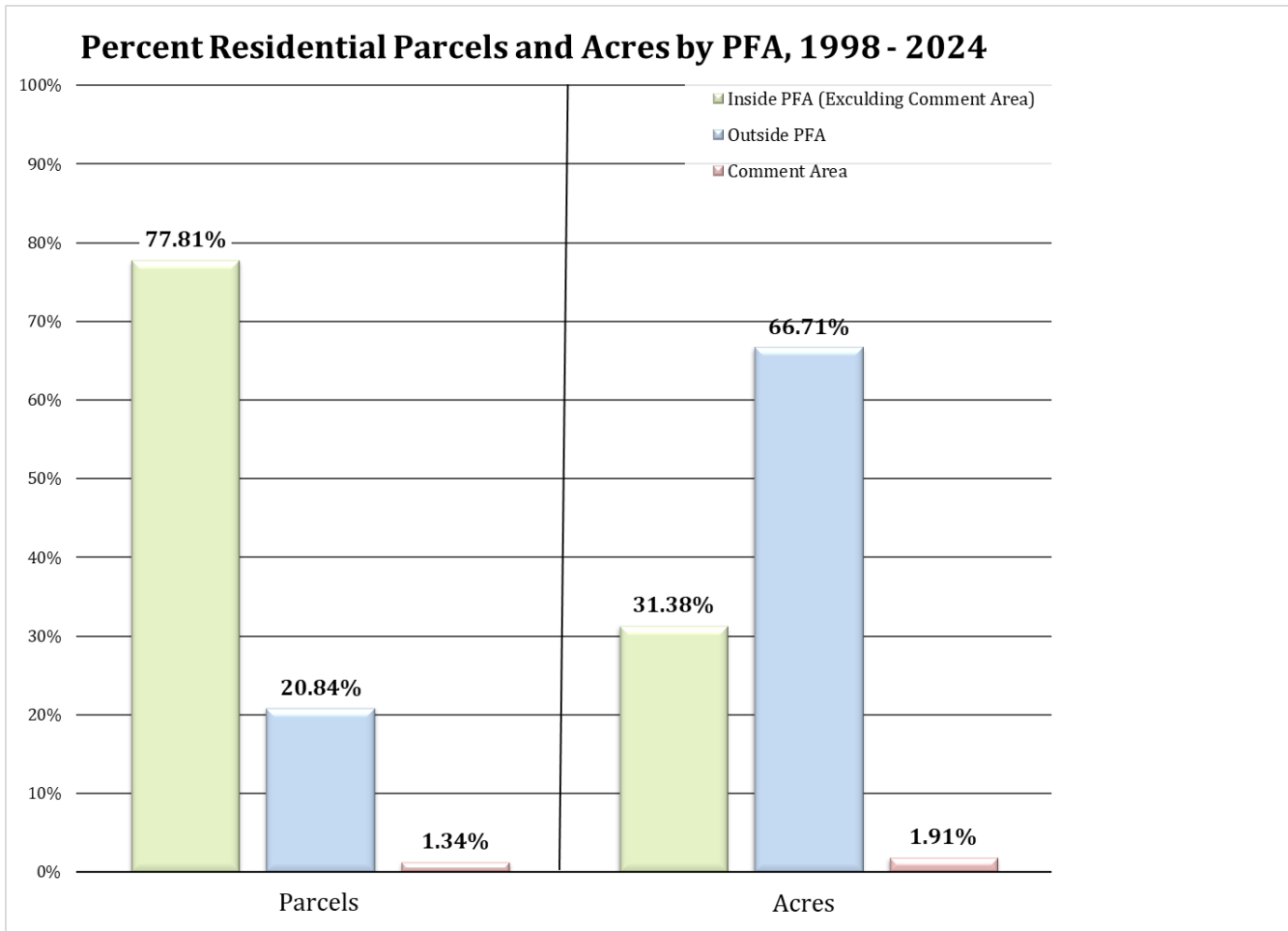
Jurisdiction	Maximum Number of Residential Units		
County	CY22	CY23	CY24
Anne Arundel	(2021) 13,488	(2023) 28,282	
Baltimore	(2021) 10,895	(2023) 26,783	(2024) 23,453
Calvert	(2021) 15,929	(2023) 15,800	(2024) 15,780
Caroline	(2021) 10,180	(2023) 10,086	
Carroll	(2022) 19,443	(2023) 19,173	(2024) 18,791
Charles	(2021) 28,360		(2021) 28,360
Frederick	(2017) 16,544		(2024) 6,399
Garrett	(2022) 47,404		(2022) 47,404
Harford	(2022) 10,600	(2023) 9,682	(2024) 9,612
Howard	(2020) 20,900		
Montgomery	(2022) 44,876	(2023) 57,711	(2024) 28,045
Prince George's	(2022) 45,000	(2023) 68,000	(2024) 114,000
Queen Anne's	(2022) 18,495	(2023) 18,495	(2023) 18,495
St. Mary's	(2022) 25,466	(2023) 25,466	(2023) 25,466
TOTAL	327,580 units	279,478 units	335,805 units



The planned community of Westview South, on Buckeystown Pike in south Frederick County, is a Work-Live-Play development incorporating open space.

Statewide Indicators

In addition to reporting from local jurisdictions, several indicators are reported statewide as not all local jurisdictions are required to submit their own indicators. The data below is derived from MDP’s parcel data and associated analysis, representing all areas of Maryland.



PFAs are existing communities and places designated by local governments that indicate where state investments should be made to support future growth. Residential parcels created within PFAs are depicted in green, and parcels created outside PFAs are depicted in blue.

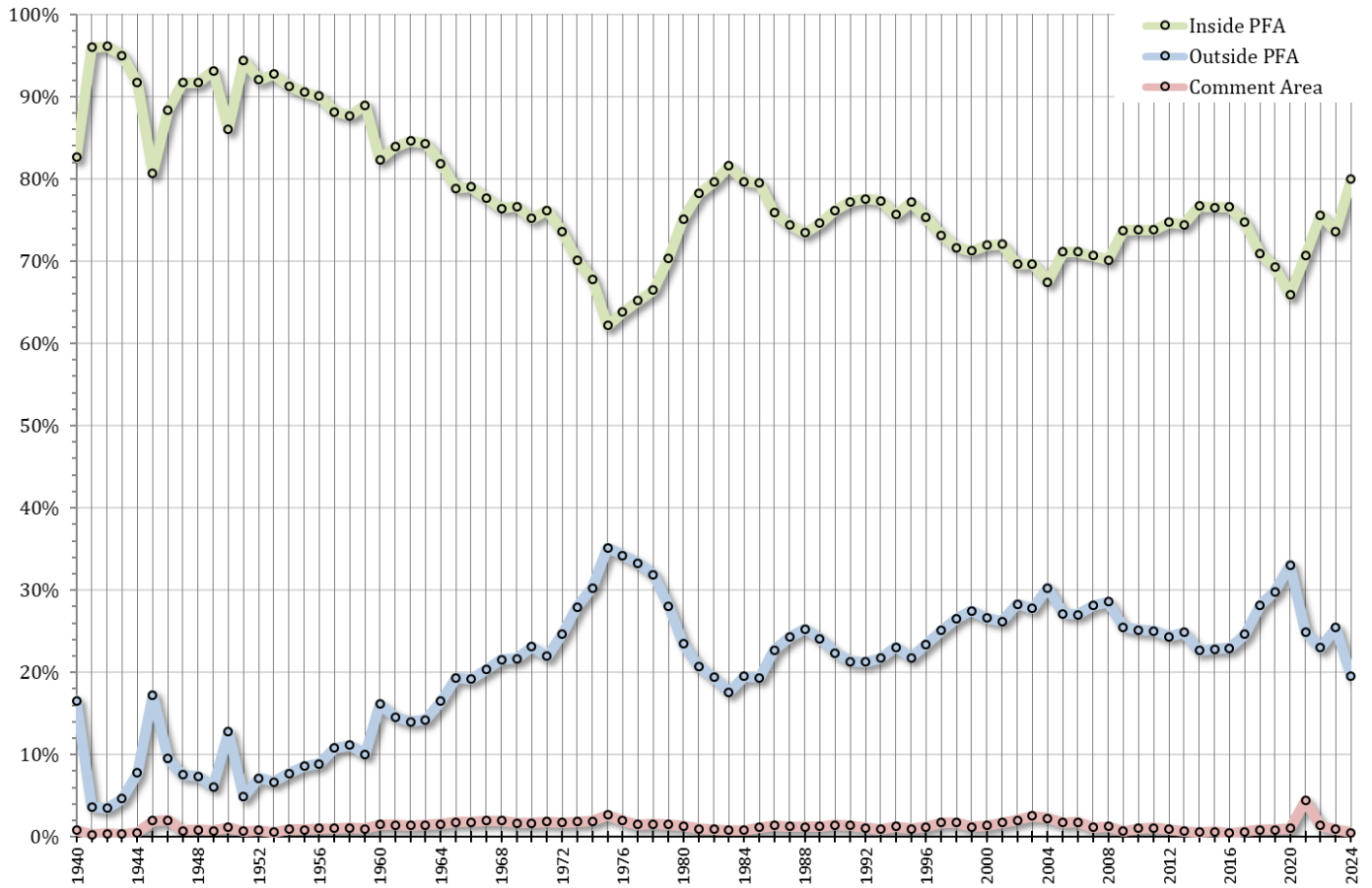
Since 1940, there have been nearly 300,000 acres of residential, single-family development within Maryland’s PFAs, covering approximately 31.4% of the developed residential land area in the state.

In 2024, approximately 30% (by acreage) of all single-family residential land development occurred in PFAs, with 1.4% in PFA comment areas (areas designated as PFAs by jurisdictions that do not meet all the PFA criteria, indicated in pink in the chart above).

MDP also maintains statewide geo-referenced parcel data. The following chart shows the trend of the location of residential parcels with respect to PFAs between 1940 and 2024.

Planning also maintains statewide geo-referenced parcel data. The following chart shows the trend of the location of residential parcels with respect to PFAs between 1940 and 2024.

**Percent of Improved Single Family Residential Parcels
1940 to 2024**



Adequate Public Facilities Ordinance Report

Local jurisdictions with Adequate Public Facilities Ordinances (APFOs) are required to submit a report to MDP every two years to detail whether a local APFO has halted development or redevelopment in a PFA.

Local jurisdiction biennial reports on the impact of APFO restrictions in the PFA must contain information including:

- The location of the restriction
- Infrastructure affected by the restriction
- The proposed resolution of the restriction, if available
- An estimated date for resolving the restriction, if available
- The date a restriction was lifted, as applicable
- Terms of the resolution that removed the restriction

MDP collected the first set of APFO biennial reports in CY10, reflecting activity in CY08 and 2009. The last round of APFO reports reflected activity in CY22 and CY23. The next round of APFO biennial reports is due July 1, 2026, for CY24 and CY25.

APFOs have been enacted by 14 counties and 31 municipalities. MDP received reports of APFO restrictions within PFAs from five counties. A summary of this APFO data information is submitted in this report for CY23 and CY24.

MDP's report on the statewide impact of APFOs identifies:

- The jurisdiction reporting the restriction within a PFA
- The facility type within the PFA that did not meet local adequate public facility standards
- The scheduled or proposed improvements to the facility in local capital improvement programs to remedy the restriction

Capacity for water, sewers, roadways, and schools are standard components of a local APFO



Summary of Reported Restrictions for CY22–CY24

Jurisdiction	Notes/Comments
Counties	
Anne Arundel	<p>2022–2023: The county reported several restrictions for schools. As of December 31, 2023, six high school districts are closed to additional development for the 2023 school year, including Annapolis, Broad Neck, Crofton, Glen Burnie, North County, and Old Mill high schools. Crofton middle school district is closed for the 2024 school year. Eleven elementary school districts are currently closed. For the restricted school districts, projects remain on a waiting list until capacity is available or six years have elapsed, whichever comes first.</p> <p>There are upcoming capital improvement projects to relieve capacity constraints, and the Board of Education has embarked on a school redistricting process for the northern part of the County, which may also relieve capacity constraints.</p>
Baltimore	<p>2022–2024: In the 2022-2023 and 2023-2024 school years, the FTE's of four (4) elementary schools, zero (0) middle schools and five (5) high schools are at or over 115% of their SRC's. In 2024 the FTE's of twelve (12) elementary schools, two (2) middle schools, and five (5) high schools were at or over 115% of their SRC's.</p> <p>All of the 10 remaining sewer relief point locations are being metered. We have completed several rehabilitation projects and are now performing post-construction monitoring to determine the effectiveness of the projects. Council Bill 19-23 amended the proposed Sewerage Basic Services map to designate an additional area of deficiency between Falls Rd and the Jones Falls Expressway in the Brooklandville area. In 2023-2024 the only deficiency was identified at Richlyn Manor.</p> <p>The Department of Public Works and Transportation recommends the following change to the Transportation Map for 2023: Page 26 of 34 • Ebenezer Rd / Pulaski Hwy (US 40) F to D With the change above, there are eleven "F" level intersections and one "E" level intersection that are being proposed to control development on the 2023 Basic Service Transportation Map. These intersections are: • Baltimore National Pike (US 40) / Rolling Rd N LOS = F • Bellona Ave/ Charles St (MD 139) / Kenilworth Dr LOS = F • Bloomsbury Ave / Frederick Rd (MD 144) / Ingleside Ave LOS = F • Burke Ave / Burke Ave W / York Rd (MD 45) LOS = F • Falls Rd (MD 25) / Seminary Ave W (MD 131) LOS = F • Falls Rd (MD 25) / Joppa Rd W LOS = F • Falls Rd (MD 25) / Greenspring Valley Rd (MD 130) LOS = F • Falls Rd (MD 25) / Shawan Rd / Tufton Ave* LOS = F* • Frederick Rd (MD 144) / Rolling Rd S (MD 166) LOS = F • Joppa Rd E / Loch Raven Blvd (MD 542) LOS = F • Perring Pkwy (MD 41) / Putty Hill Ave LOS = F • Joppa Rd E / Perring Pkwy (MD 41) LOS = E *The intersection of Falls Rd (MD25), Shawan Rd & Tufton Rd is outside the URDL, therefore no commuter shed will be associated with this intersection. At the intersection of Ebenezer & US-40, the northbound leg was widened to accommodate a fully assigned right turn lane. As a result, the level of service improved from F to D. In 2024 there was no change.</p>
Frederick	<p>2022-2023: The County's Adequate Public Facilities Ordinance (APFO) establishes the school adequacy threshold at 100% for all school levels. Based upon the Frederick County Public Schools Enrollments and Capacities, as of December 30, 2023, there were eighteen (18) elementary, four (4) middle, and four (4) high schools at or over 100% of their State rated capacity. Many of these school districts include areas serving, or located in, both the County and its municipalities.</p> <p>2023-2024: In December 2025 there were fifteen (15) elementary, four (4) middle, and one (1) high school over the 100% capacity of their State rated capacity.</p> <p>The FCPS Educational Facilities Master Plan, June 2023 identifies planned improvements to public school facilities and new school projects, and the associated added capacity at eleven (11) elementary, three (3) middle, and two (2) high schools. In 2024, one (1) additional elementary school was added to the schedule of planned improvements.</p>
Harford	<p>2021–2023: The school district is experiencing restrictions at three (3) elementary schools, including George B. Lisby in Hillsdale, Havre de Grace, and Homestead/Wakefield. Projected enrollment at these schools exceeds or is projected to exceed 110% of capacity.</p> <p>2023-2024: There are two (2) elementary schools exceeding the 110% capacity.</p>

Jurisdiction	Notes/Comments
Howard	<p>2022–2023: At the end of 2023 there were twenty-one closed elementary school districts (including those that are in 2 closed school regions), 3 closed middle school districts, and no closed high school districts. This has resulted in a total of 959 housing units in 21 subdivision plans on hold due to closed school districts and regions. Projects are retested each year after the County Council adoption of a new School Capacity chart and may be held up to a maximum of 4 years. The school system’s proposed FY25 six-year capital budget includes planning and construction funding for renovation and additions for 7 schools to add student capacity. The final FY25 capital budget will be adopted by the Howard County Council at the end of May 2024.</p> <p>2023-2024: There were eighteen closed elementary school districts, six closed middle school districts, and no closed high school districts.</p>
Montgomery	<p>2022–2023: In 2021, the county adopted a new Growth and Infrastructure Policy effective January 1, 2021. Under this new policy, there are no APFO restrictions for schools or transportation. In 2023, no APFO restrictions were reported for schools or transportation.</p> <p>2023-2024: No restrictions were reported.</p>
Prince George’s	<p>2023-2024: Three (3) elementary schools, three (3) middle schools, three (3) high schools, and several other specialized school facilities are identified as overcapacity.</p>

Local Government Annual Reporting

Maryland Department of Planning

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