

March 9, 2026

Delegate Jheanelle Wilkins, Chair
House Economic Matters Committee
Maryland House of Delegates
6 Bladen Street, Room 231
Annapolis, Maryland 21401

cc: Delegate Toles, Prime Sponsor, HB 1452; Members of the House Economic Matters Committee

Dear Chair Wilkins, Delegate Toles, and Members of the Economic Matters Committee:

Re: HB 1452 – Suitland Development Authority – Letter of Information

On behalf of Prince George’s County Council Chair Krystal Oriadha, we write regarding HB 1452, which establishes the Suitland Development Authority (the “Authority”) in Prince George’s County. We fully support the revitalization goals this legislation seeks to advance and recognize the urgent need for investment and development along the Suitland Road and Silver Hill Road corridor. However, we respectfully urge the sponsors to ensure that this Authority operates as a partner to Prince George’s County government.

Prince George’s County Council remains committed to ensuring that development proceeds in a manner that reflects local priorities and preserves the integrity of our established planning processes. We urge the sponsors to amend HB 1452 to ensure that the Authority does not supersede local authority by requiring meaningful coordination with Prince George’s County before exercising its land use, acquisition, and rule-making powers, and by clarifying that Authority land use rules may not override the county’s zoning code without formal county approval. These changes would preserve the Authority’s ability to move efficiently while ensuring that county government retains its rightful role in shaping development within its own borders

As currently written, several provisions of HB 1452 would allow the Authority to act unilaterally within the target area, bypassing the county’s established planning, zoning, and land use processes. Section 12–1205(A)(1) provides that the Authority may carry out its purposes without the consent of any state unit, this language encompasses all agencies within Prince George’s County. Section 12–1210(24) further empowers the Authority to make its own rules and regulations for the use of land within its jurisdiction, with no requirement that those rules align with or defer to county zoning ordinances. Together, these provisions effectively create a parallel governing authority over land use in the target area that operates outside of county oversight. We do not believe these provisions are necessary to achieve the Authority’s mission.

The Prince George’s County Council remains a strong supporter of the Suitland corridor’s revitalization and looks forward to working with the sponsor and the committee to advance legislation that achieves those goals in partnership with Prince George’s County government.