

Housing Legislation Summaries

The League Link

June 5, 2026

Prohibiting Occupancy Limits

Second Consideration in the House, June 2, 2026

[House Bill 2109](#) (PN 3488), introduced by Representative Tarik Khan, would amend Title 53 (Municipalities Generally) mandating local governments set an occupancy limit of five unrelated individuals who live together in a single household. Limitations can only be based on health and safety standards, as well as whether the individuals are matriculated at a college or university. A local government would still be able to set occupancy limits for facilities licensed by the state.

Accessory Dwelling Units

Passed the House, June 1, 2026

[House Bill 2186](#) (PN 3373), introduced by Representative John Inglis, amends Title 53 (Municipalities Generally) adding a new chapter mandating accessory dwelling units (ADUs) as a use by right in every municipality on parcels in which a residential building is permitted, except where superseded by a deed restriction. The legislation lists a number of prohibited municipal regulations of ADUs.

Lastly, a municipality may prohibit an ADU from being rented for fewer than 30 days at a time.

Expanding LERTA Tax Abatement

Third Consideration in the Senate, June 3, 2026

[Senate Bill 1277](#) (PN 1632), introduced by Senator Patrick Stefano, would amend the Local Economic Revitalization Tax Assistance Act or (LERTA) providing the option to expand the length of a local tax abatement program for residential development from 10 years to 20 years. Nonresidential development would remain at the 10 year tax abatement timeline.

Home Ownership and Housing Development Regulatory Compliance Officer

Passed the Senate, House Housing and Community Development Committee, June 3, 2026

[Senate Bill 1279](#) (PN 1756), introduced by Senator Kristin Phillips-Hill, would create the Reduce the Red Tape for Housing Act to provide for a Housing Compliance Officer in the Office of Transformation and Opportunity to facilitate federal, state, and local permitting processes for housing developments. The bill also sets timelines for reviewing permits by executive agencies.

Expedited High Density Housing Approvals

Passed the Senate, House Housing and Community Development Committee, June 3, 2026

[Senate Bill 1281](#) (PN 1760), introduced by Senator Greg Rothman, would amend the Municipalities Planning Code adding a section to expedite approvals of high-density residential housing on lots zoned residential and served by public utilities through the use of pre-vetted plans.

The legislation would require the State Planning Board (Board) to adopt rules requiring municipalities to approve specific types of housing development as set out below:

- attached or detached housing, including accessory dwelling units, prefabricated or modular housing, or mixed use with residential;
- single or multi-unit housing with a buildable area of not more than 2,200 square feet;
- housing with an average per-unit size of not more than 1,400 square feet;
- multi-unit housing with fewer than 50 units;
- housing that complies with the maximum density requirements of the applicable comprehensive plan or land use regulations;
- housing whose building plans comply with Department of Labor and Industry (Department) pre-approved plans.

The Board may specify design standards, scope of design review, and allowable variations; and the Department may specify the requirements for pre-approved plans.

Municipalities would not be required to approve a development type that does not comply with its zoning ordinance or other land use regulations.