



# HARFORD COUNTY, MARYLAND

## Office of the County Auditor

### FISCAL IMPACT NOTE

#### Summary of Legislation

**Bill Number:**

24-001, As Amended

Zoning Accessory  
Dwelling Units

**Sponsor:**

Council Members Penman,  
Boyle-Tsottles and Guthrie

**Estimated Fiscal Impact:**

Not determined

AN ACT to repeal and reenact, with amendments, the definition of “accessory dwelling unit (ADU)”, in Section 267-4, Definitions, of Article I, General Provisions; and to repeal and reenact, with amendments, Subsection B(8) of Section 267-28, Temporary uses, of Article V, Supplementary Regulations, all of Part 1, Standards, of Chapter 267, Zoning, of the Harford County Code, as amended; to revise the definition of “accessory dwelling unit”; to allow an accessory dwelling unit to be either attached to or detached from the primary single detached dwelling unit; to remove the requirement that only a relative may occupy an accessory dwelling unit; and generally relating to zoning.

The bill will take effect 60 days after it is adopted.

#### Fiscal Analysis

This bill, if adopted, would make various updates to the Temporary uses section of the County Zoning Code. Specifically, the bill revises the definition of “accessory dwelling unit” (ADU) allowing for it to be either attached to or detached from the primary single detached dwelling unit. The bill would also remove the requirement that only a relative may occupy an ADU and specify that ADUs must conform to applicable zoning and building code requirements. Proposed amendments to the bill will require zoning applications to include evidence of payment of an Impact Fee and restrict ADUs to properties at least an acre in size. Existing detached ADU’s on properties less than an acre would be exempt. Amendments would also limit the size of an ADU to 1,200 square feet and prohibit the rental of an ADU for less than 30 days.

Zoning changes may impact individual property owners. In accordance with §31-6 of the County Code, a Council Member may request a fiscal impact note for zoning matters from the Director of Planning and Zoning. A fiscal note request should allow the Department of Planning and Zoning at least four weeks to prepare the note. The fiscal note shall consider “the projected population, type of development, number of units, number of acres, type of services and facilities necessary and expenditures necessary to provide services and facilities” per County Code §31-6B(1). Information related to those factors is within the purview of Planning and Zoning. Accordingly, we have not determined the fiscal impact of this legislation.

**Additional Information:**

Version: 04

based on bill with  
amendments introduced  
2/20/2024

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