Government Relations Director Report – July 2026

Cecil County Board of REALTORS® | July 1–30, 2026

Prepared by: Mary Ann Lisanti, Government Relations Director

Executive Summary

The July report identifies several important developments involving zoning, annexation, infrastructure, housing, and local elections that could affect Cecil County REALTORS®, property owners, and future development.

- **31 County and municipal meetings reviewed**, including legislative and planning meetings.
- Three meetings were canceled, and two Cecilton meeting records were unavailable.
- Most government activity was routine and did not require action by CCBOR.
- **No new countywide property-tax, transfer-tax, or zoning legislation** affecting real estate was identified.
- No formal Board position was recommended, but several issues warrant continued monitoring.

Key Issues Affecting Real Estate

1. North East – Annexation, Development and Water Capacity

- Approved annexation of PLL Corporation property.
- Approved an extension of a 12-equivalent-residential-unit (ERU) water allocation for North East Harbors.
- A request for 498 ERUs for Chesapeake Club remained pending.
- Adopted a resolution waiving municipal fees for change-of-use permits, sign permits, special exceptions, and variances.
- Water infrastructure improvements and capacity remain important to future development.

Why it matters: These decisions could affect development opportunities, infrastructure capacity, and the cost of redeveloping commercial properties.

2. Chesapeake City – Major Zoning Ordinance Changes

- Introduced Ordinance 2026-001 to repeal and replace the Town's existing Comprehensive Development Ordinance.
- Proposed zoning changes remain under review.
- Additional attention is needed regarding zoning maps, amendments, public hearings, and nonconforming uses.

Why it matters: Changes could affect property rights, allowable land uses, redevelopment, and future real estate investment.

3. Port Deposit – Bainbridge Annexation and Improvement Grants

- Continued consideration of approximately 34 acres of Bainbridge Phase IA for annexation.
- A public hearing was scheduled for August 4, 2026.
- Announced a 2027 Façade, Landscape and Streetscape Improvement Program.
- **$50,000 in total grant funding**, with grants of up to $10,000 for qualifying exterior property improvements.

Why it matters: The annexation could create development opportunities, while the grant program may benefit property owners and businesses.

Recommended action: Share the grant opportunity with CCBOR members and eligible property owners.

4. Elkton – Comprehensive Plan Update

- The Planning Commission continued reviewing Elkton's Comprehensive Plan update.
- No major REALTOR®-specific legislation or new site-plan or subdivision applications were identified during the reviewed meetings.
- The plan will help shape future land use, development, and infrastructure decisions.

Why it matters: The updated plan could influence housing growth, zoning, and development opportunities.

5. Cecil County – Housing and Planning

- Reviewed Planning Commission appointments.
- Reviewed supplemental Housing Navigator grant funding.
- Reviewed a Charter budget amendment.
- No significant new countywide real estate legislation was identified.

Recommended action: Continue monitoring housing initiatives, planning decisions, and their effects on housing availability and affordability.

6. Charlestown – Municipal Property Matters

- Discussed the potential sale of C-Dock.
- Considered an award under the Tasker Lane request for proposals.
- Final decisions and terms were not yet available.

Recommended action: Monitor these matters for potential property and development implications.

Other Community Issues

Union Hospital Family Birth Center Closure

- The Family Birth Center officially closed June 30, 2026.
- July was the first full month without hospital-based labor and delivery services in Elkton.
- No announcement reversing the closure was identified.
- The closure raises concerns about access to maternity care and potential effects on the area's quality of life.

Why it matters: Access to essential health services can influence residential decisions and the attractiveness of a community to prospective homebuyers.

Other Municipalities

- **Perryville:** No significant zoning, property-tax, subdivision, or development issues identified.
- **Cecilton:** Two meeting records remained unavailable. A traffic-signal change at Routes 213 and 282 may affect access, safety, and commercial visibility.
- **Rising Sun:** No matters requiring Board action were identified.

2026 Primary Election Results

The report reviewed official primary results, identifying candidates for offices that influence taxation, housing, infrastructure, and economic development.

Notable Republican primary results included:

- **County Council District 2:** Ray Conger won with 51.66%.
- **County Council District 3:** Al Miller won with 60.01%.
- **Sheriff:** Todd Creek won with 46.35% in a four-candidate race.
- **House District 35B:** Derek Howell won with 40.04%.
- **Board of Education District 4:** Sheila Tome and Brian Hampton advanced in the nonpartisan contest.

Recommended action: Prepare outreach to candidates on property taxes, housing affordability, infrastructure, permitting, and economic development once the general-election field and CCBOR's policy priorities are finalized.

State Legislative and Government Affairs

Maryland General Assembly Special Session

- A special session was scheduled for August 3–5, 2026.
- House Bill 2100 and Senate Bill 2100 proposed a constitutional amendment concerning congressional redistricting.

- The legislation itself would not redraw congressional boundaries.
- Future redistricting could affect Cecil County's federal representation and regional alignment.

Why it matters: Federal representation can influence advocacy for housing, transportation, infrastructure, and economic development.

Maryland Association of Counties (MACo) Conference

- Mary Ann Lisanti planned to attend the August 12–15 conference at her own expense.
- Topics included housing, permitting, land use, infrastructure, economic development, and county finances.
- The conference would provide opportunities to meet with government officials and identify emerging policy issues.

Recommended Actions for CCBOR

Based on the report, the most relevant actions for the Board are:

1. **Continue monitoring zoning and development issues** in North East, Chesapeake City, Port Deposit, and Elkton.
2. **Notify members of Port Deposit's improvement grant program**, particularly those with eligible commercial properties.
3. **Monitor water and sewer infrastructure capacity**, especially in North East, where water allocations may affect development.
4. **Prepare candidate outreach** focused on property rights, taxes, housing affordability, permitting, and economic development.
5. **Monitor the impact of the Union Hospital Family Birth Center closure** on the community.
6. **Encourage members to report zoning, permitting, or development concerns** that could negatively affect property ownership or housing supply.
7. **Consider participating in community outreach activities**, including school-related events and National Night Out.

Most Important Takeaways for the Board of Directors

For a Board meeting, I would emphasize these five points:

No immediate legislative action required.

The report recommends continued monitoring rather than taking a formal Board position.

North East and Chesapeake City are the highest-priority development issues.

Water capacity, annexation, fee waivers, and zoning changes could directly affect real estate.

Port Deposit has a potential member benefit.

Property-improvement grants of up to $10,000 should be communicated to eligible members.

Election-related advocacy should be a priority.

CCBOR should identify its local legislative priorities and prepare to engage candidates.

Continued government monitoring is important.

Several significant land-use and infrastructure matters remain unresolved.

Overall assessment: The July report reflects a relatively quiet month for legislation directly affecting REALTORS®, but it identifies several developing issues that could have long-term implications for property rights, housing supply, and economic growth in Cecil County.

Note: This summary reflects the July 2026 report as written, including planned August activities. It does not verify subsequent outcomes.

Source: Government Relations Director Report, July 1–30, 2026, pages 1–5.