

REPORT

Metropolitan Building Activity Report

March 2021



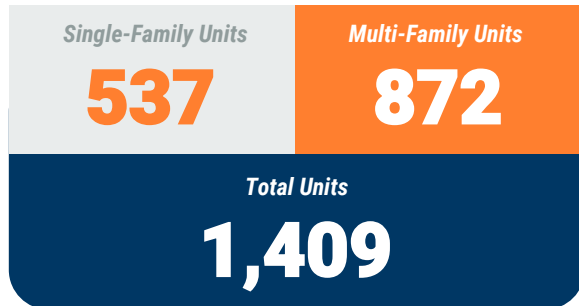
Building Activity Report

March, 2021

Region

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

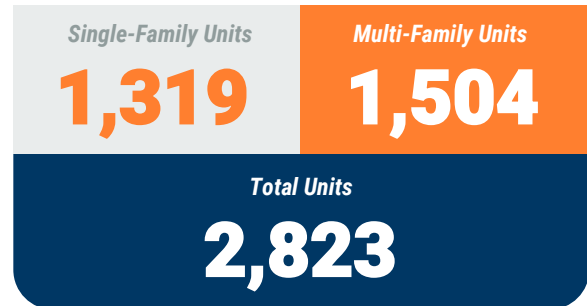
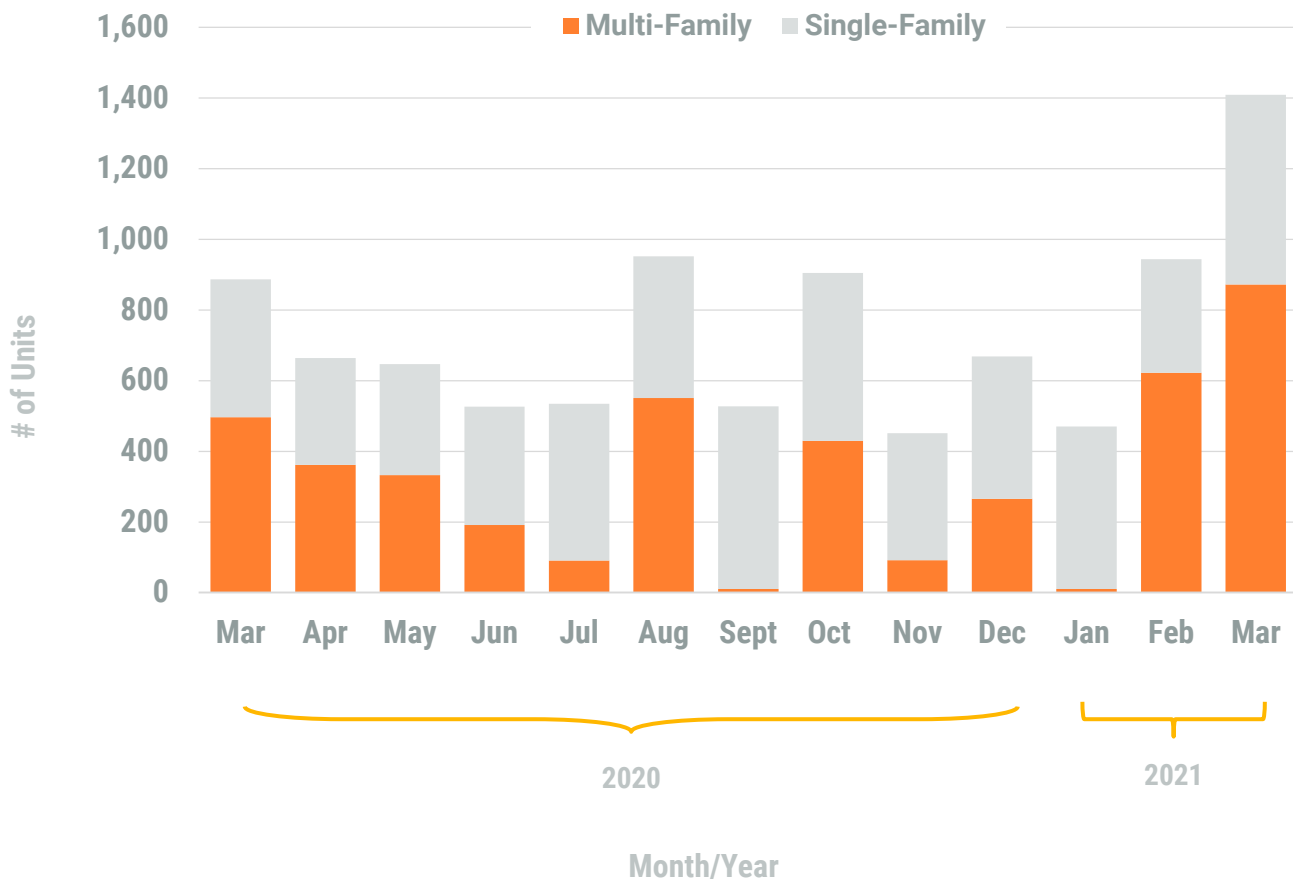


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

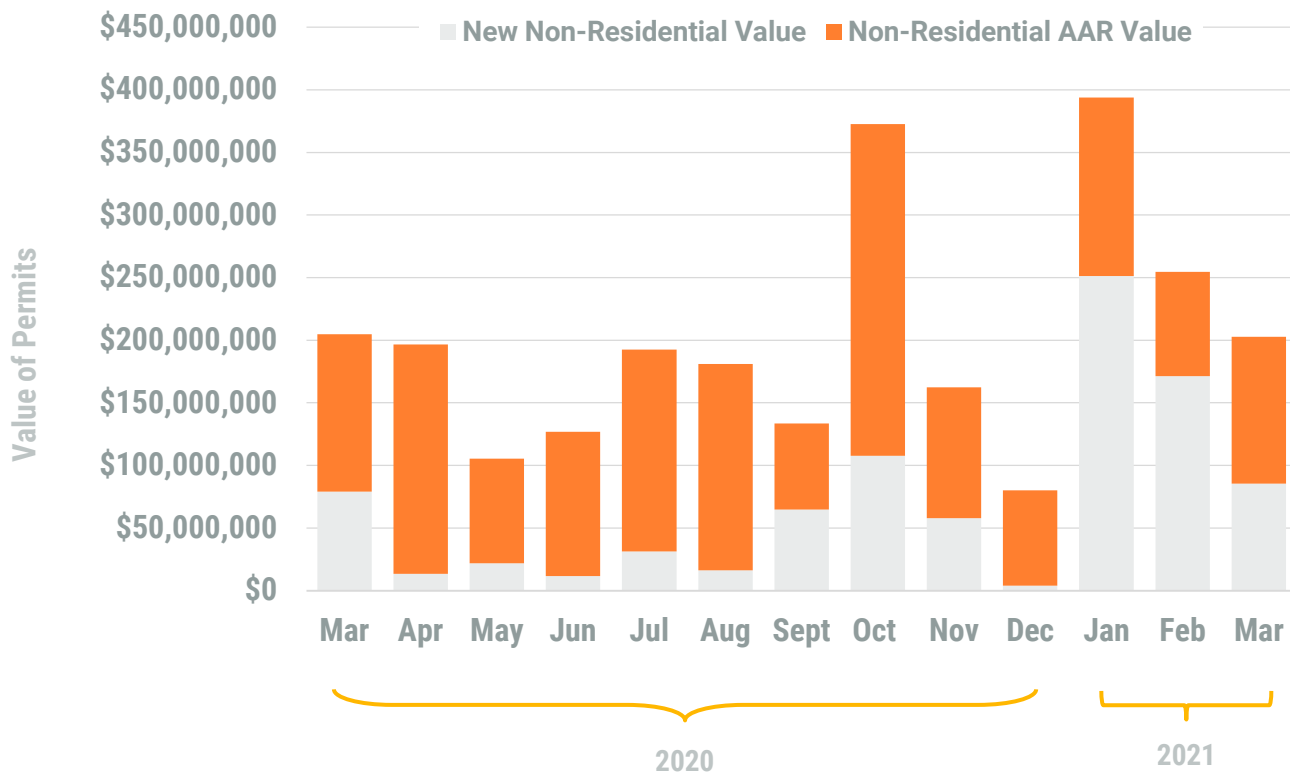
March, 2021

Region

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$85,611,000	\$508,133,000
AARs NON-RESIDENTIAL <small>Alterations, Additions, Repairs (AARs)</small>	\$117,075,000	\$343,205,000

Exhibit 2: Non-Residential Construction Permit Activity (13-Month)



* As of Aug 2020, Queen Anne's County is included in the Regional BPDS
 ** Annapolis data are included in Anne Arundel totals
 *** AAR data is tabulated for permits valued over \$10,000.
 Note: Residential units in mixed-use permits are included in residential unit totals.
 Value of Mixed-Use cannot be apportioned and are not included in Non-Residential Value totals.
 Source: BPDS at the Baltimore Metropolitan Council



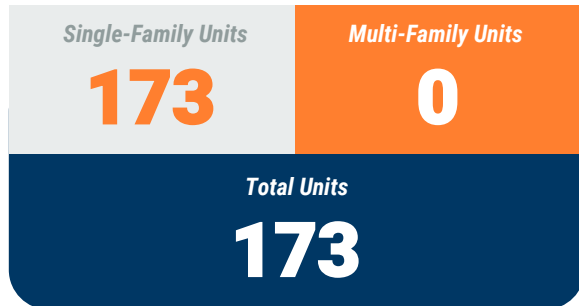
Building Activity Report

March, 2021

Anne Arundel County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

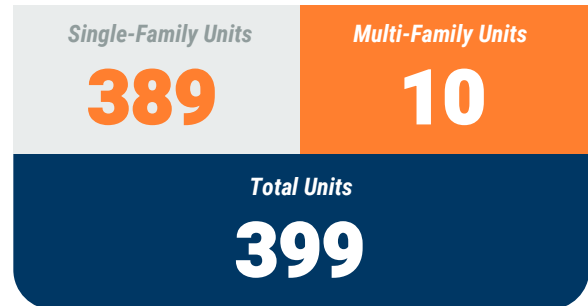
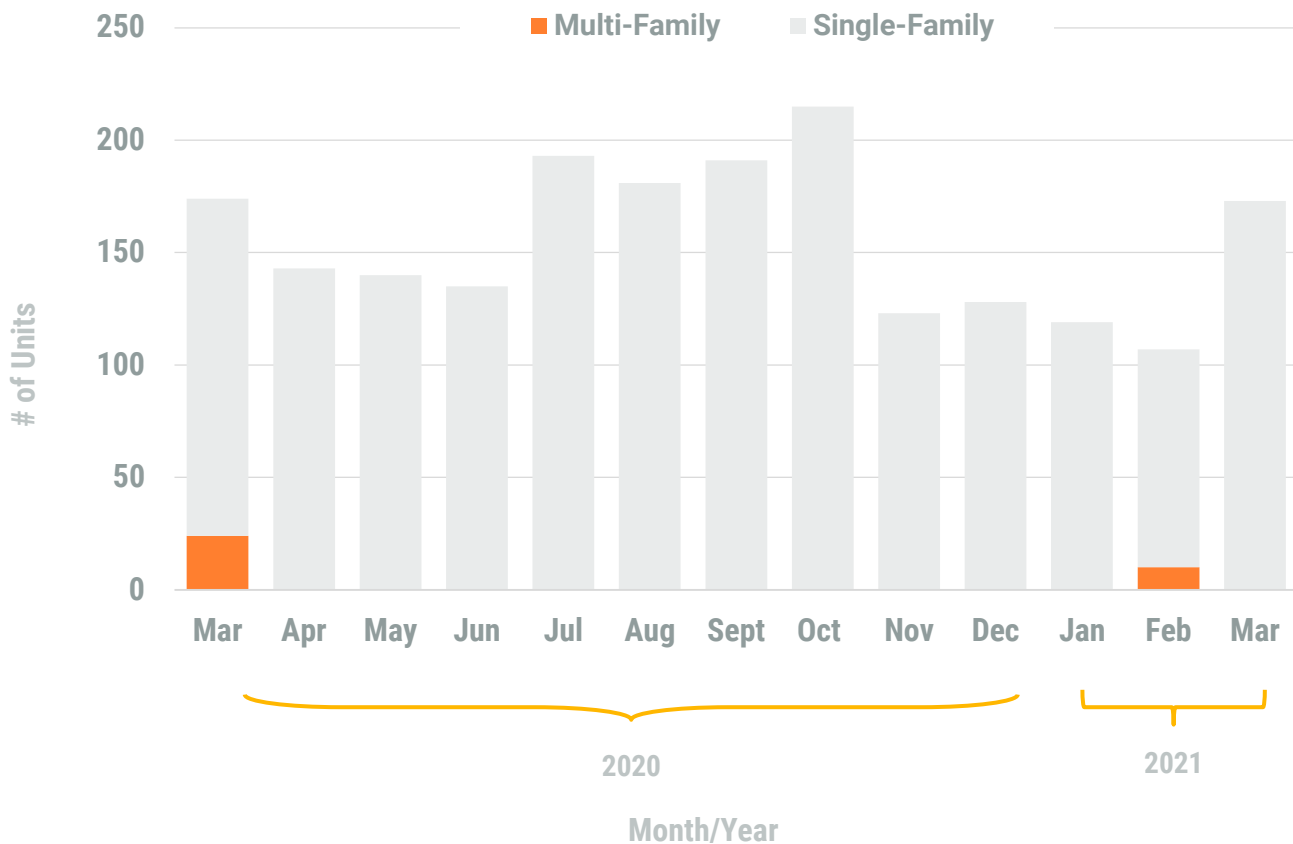


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Building Activity Report

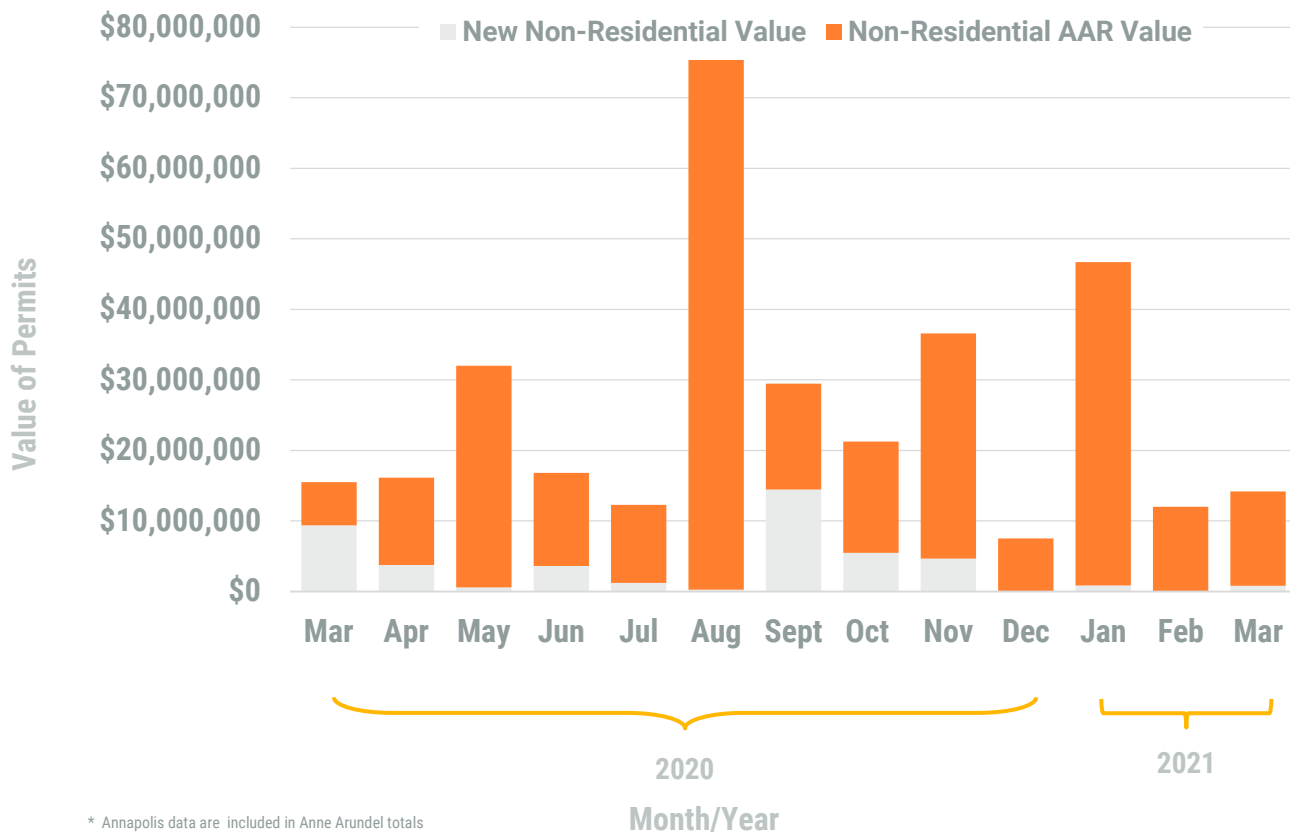
March, 2021

Anne Arundel County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$821,000	\$1,671,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$13,363,000	\$71,189,000

Exhibit 2: Non-Residential Construction Permit Activity (13-Month)



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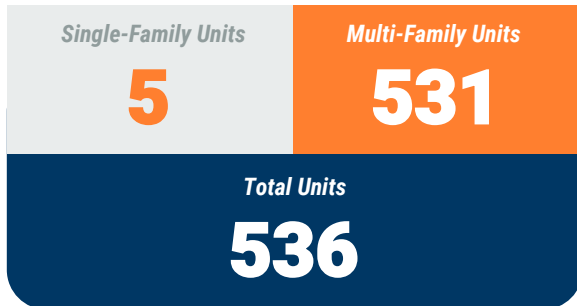
Building Activity Report

March, 2021

Baltimore City

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

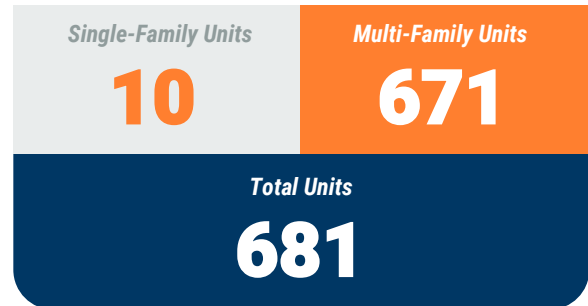
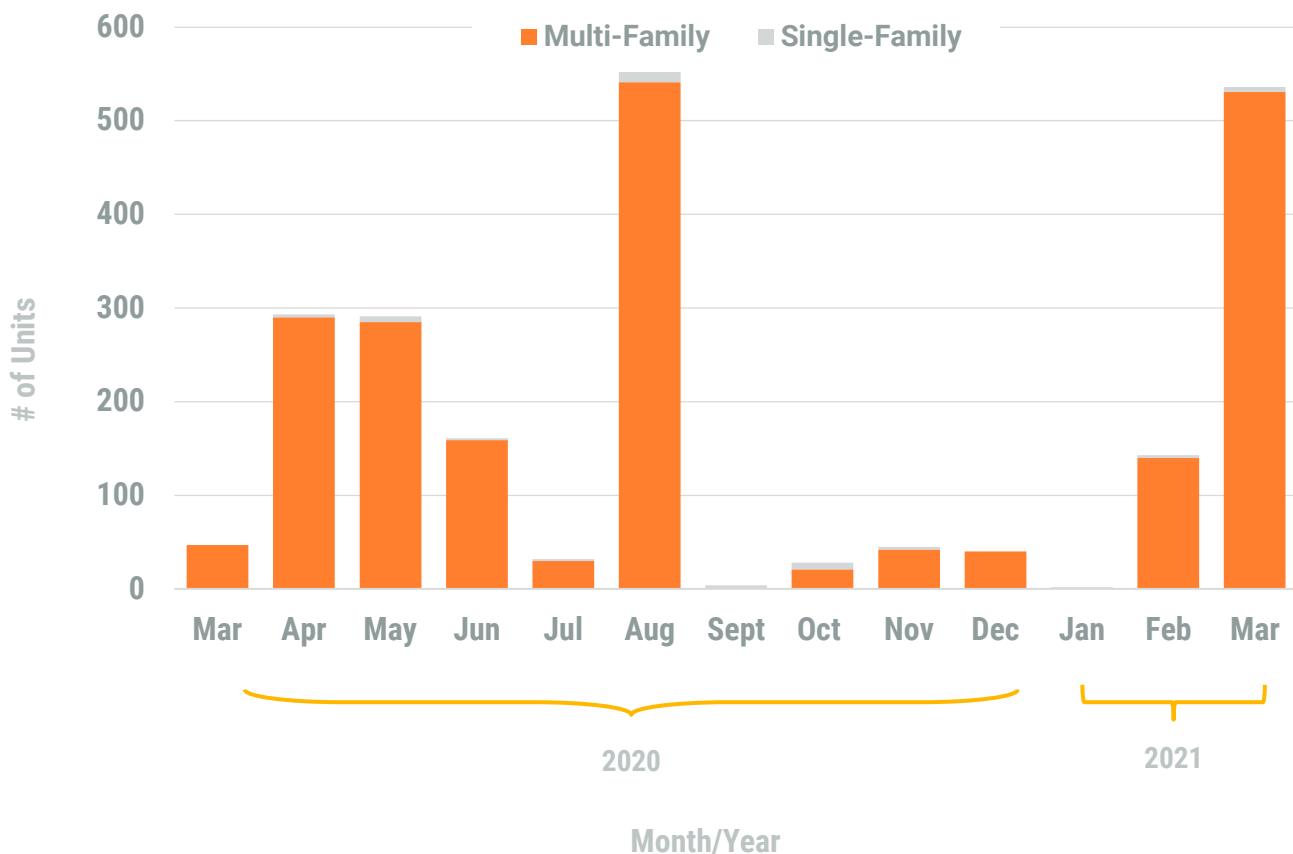


Exhibit 1: New Residential Unit Permit Activity (13-Month)





METROPOLITAN

Building Activity Report

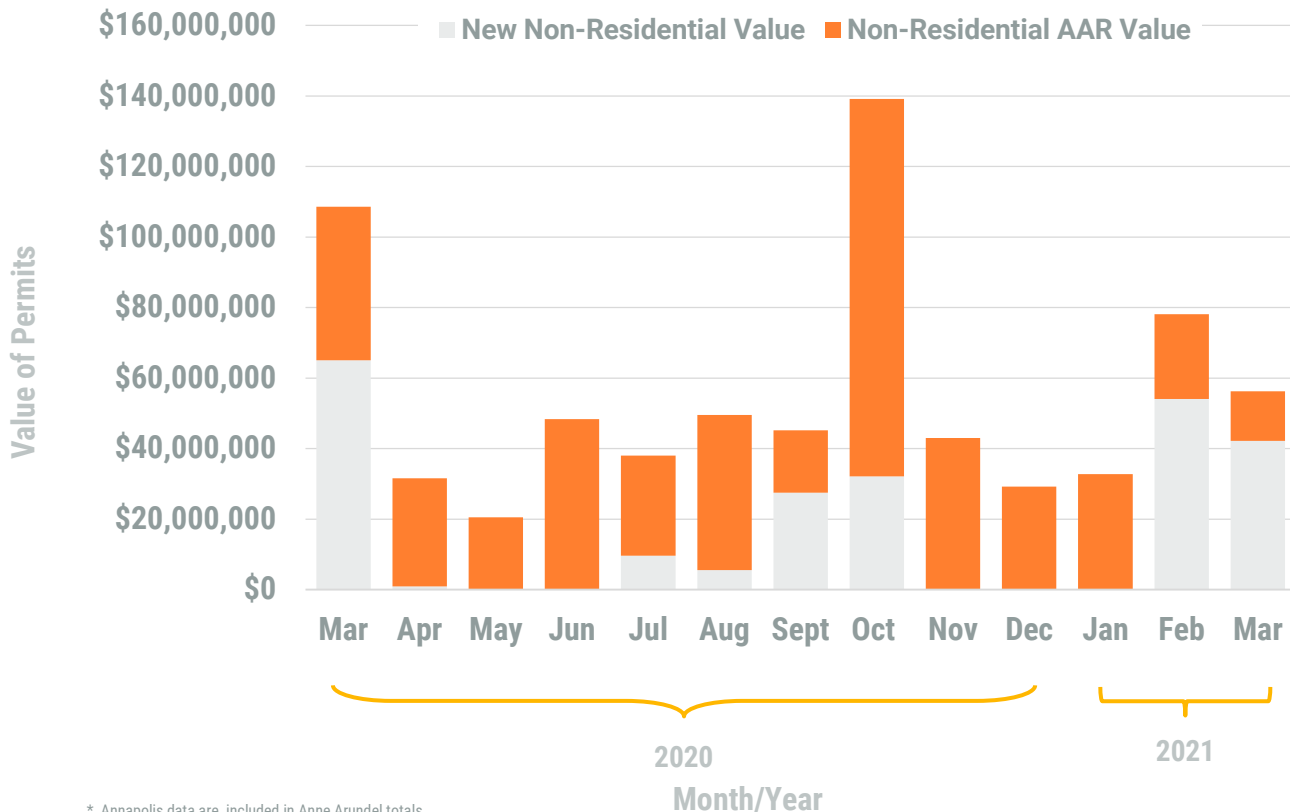
March, 2021

Baltimore City

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$42,150,000	\$96,250,000
AARs NON-RESIDENTIAL <small>Alterations, Additions, Repairs (AARs)</small>	\$14,075,000	\$70,846,000

Exhibit 2: Non-Residential Construction Permit Activity (13-Month)



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Source: BPDS at the Baltimore Metropolitan Council



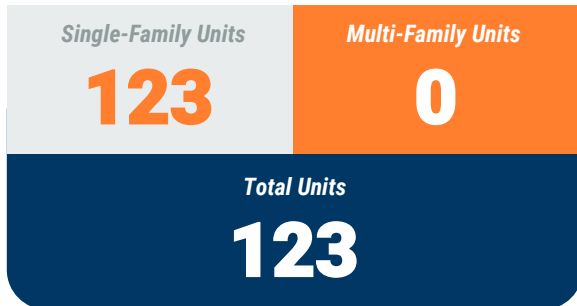
Building Activity Report

March, 2021

Baltimore County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

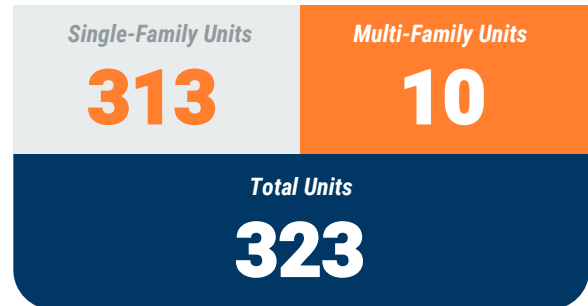
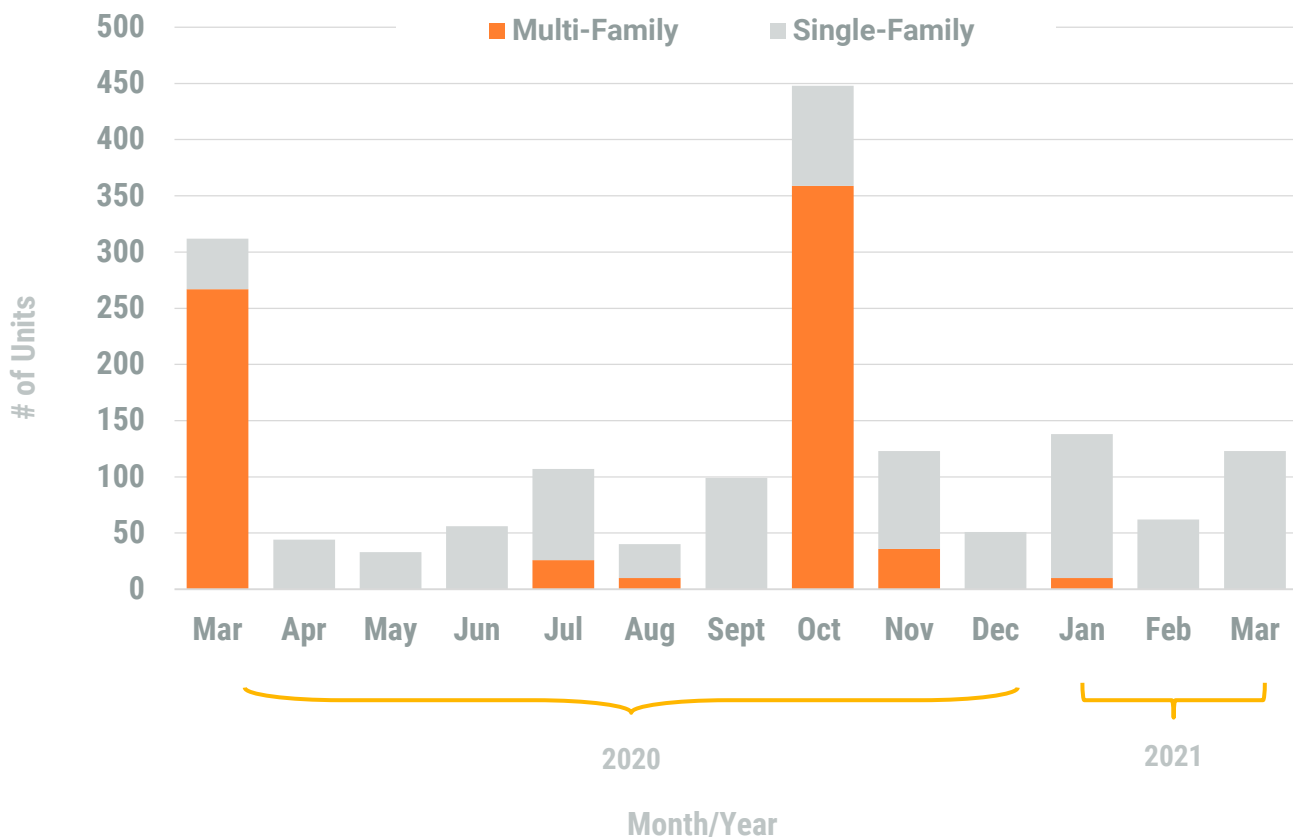


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

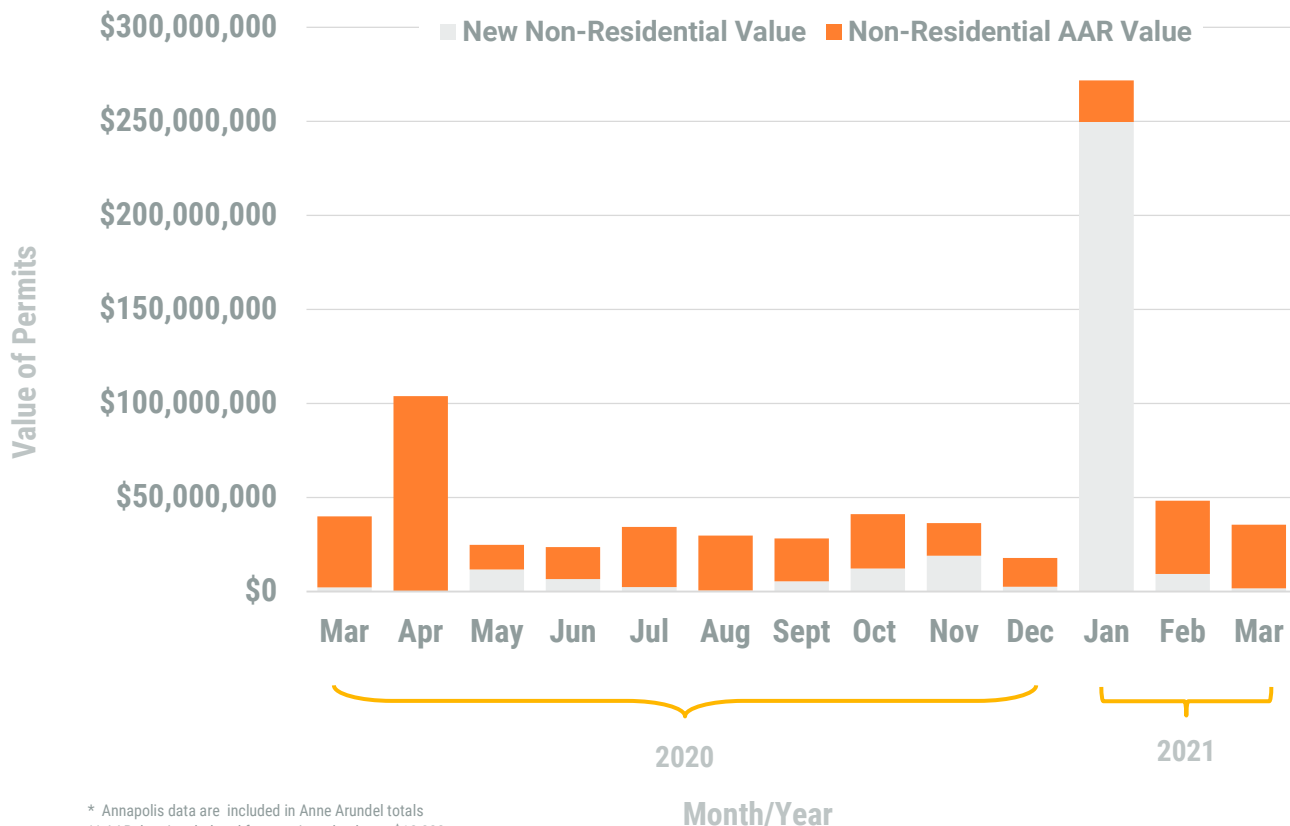
March, 2021

Baltimore County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$1,640,000	\$260,631,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$33,818,000	\$94,912,000

Exhibit 2: Non-Residential Construction Permit Activity (13-Month)



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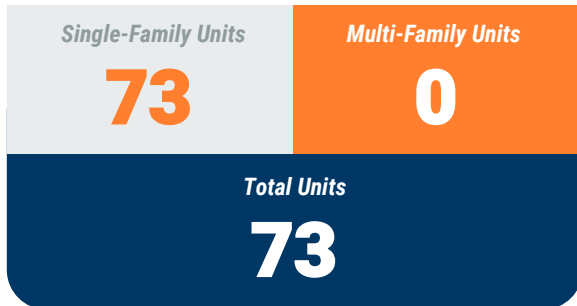
Building Activity Report

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Carroll County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

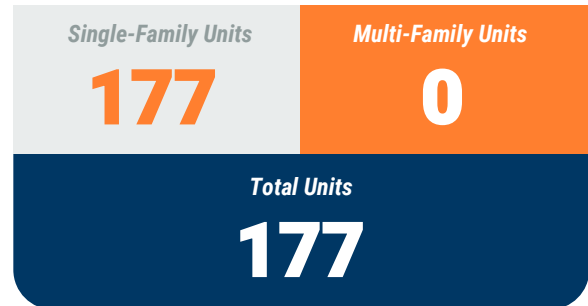
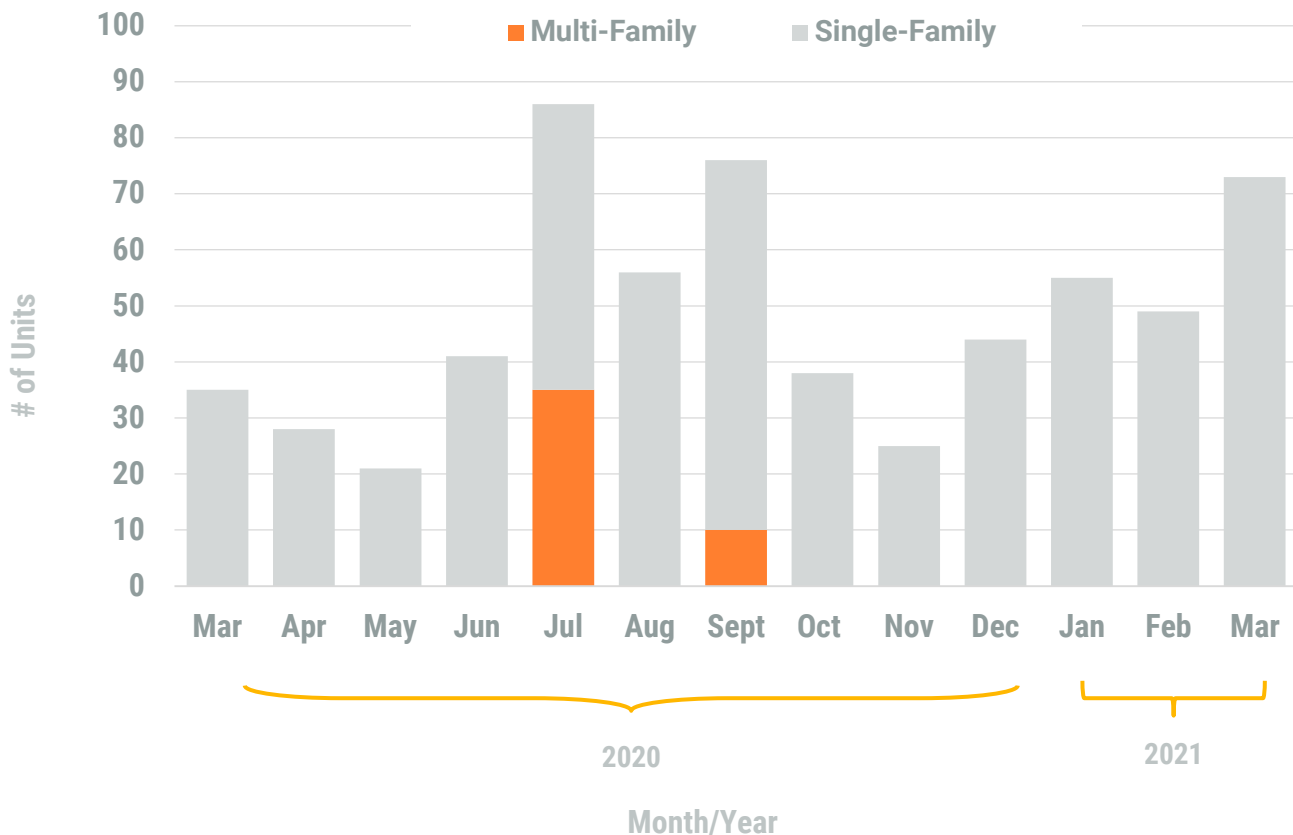


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

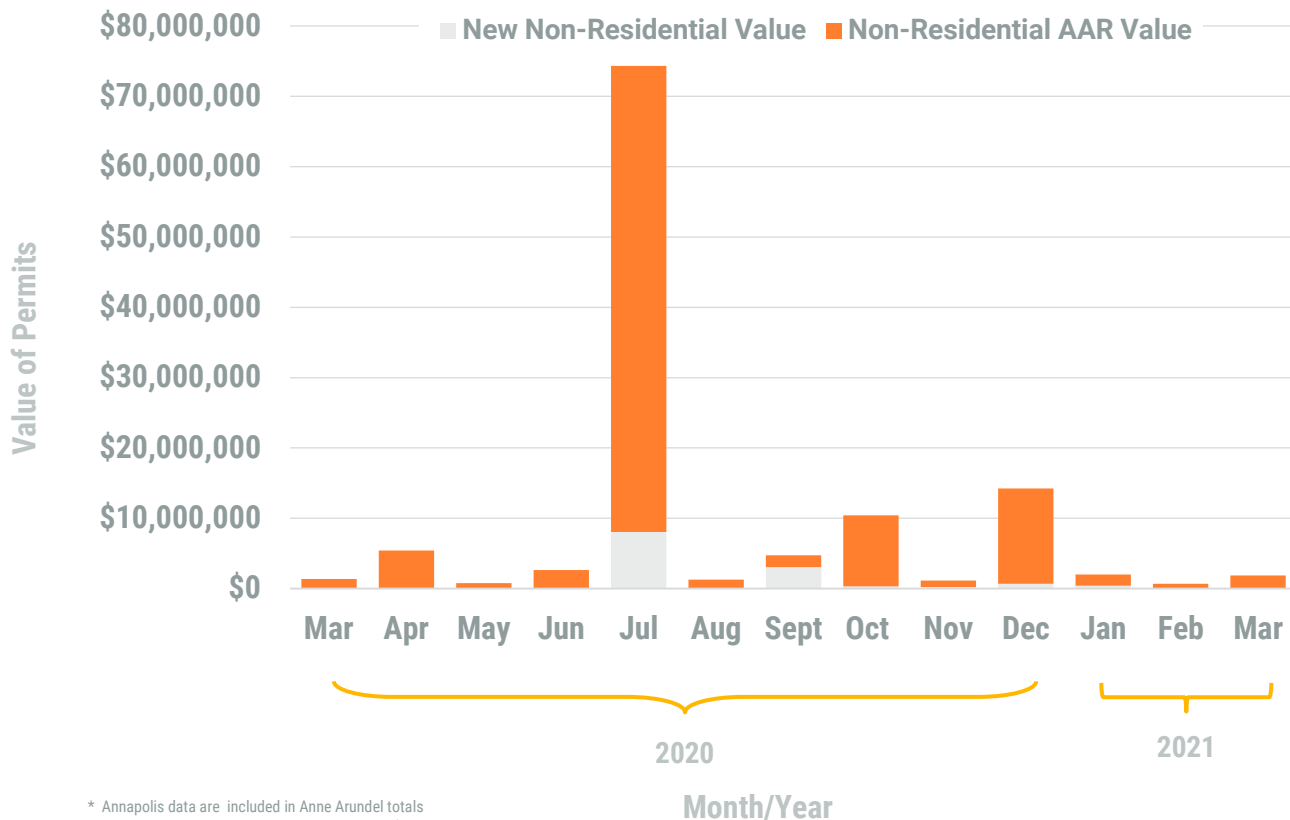
March, 2021

Carroll County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$0	\$399,000
AARs NON-RESIDENTIAL <small>Alterations, Additions, Repairs (AARs)</small>	\$1,884,000	\$4,159,000

Exhibit 2: Non-Residential Construction Permit Activity (13-Month)



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Source: BPDS at the Baltimore Metropolitan Council



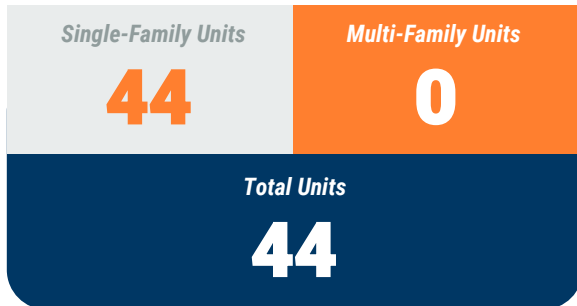
Building Activity Report

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Harford County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

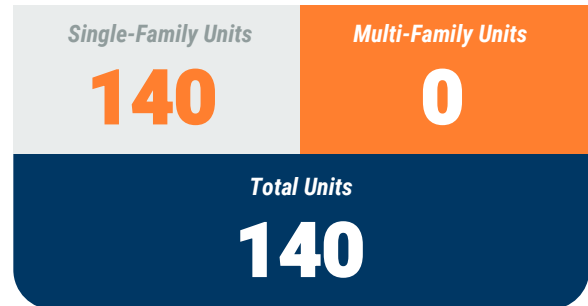
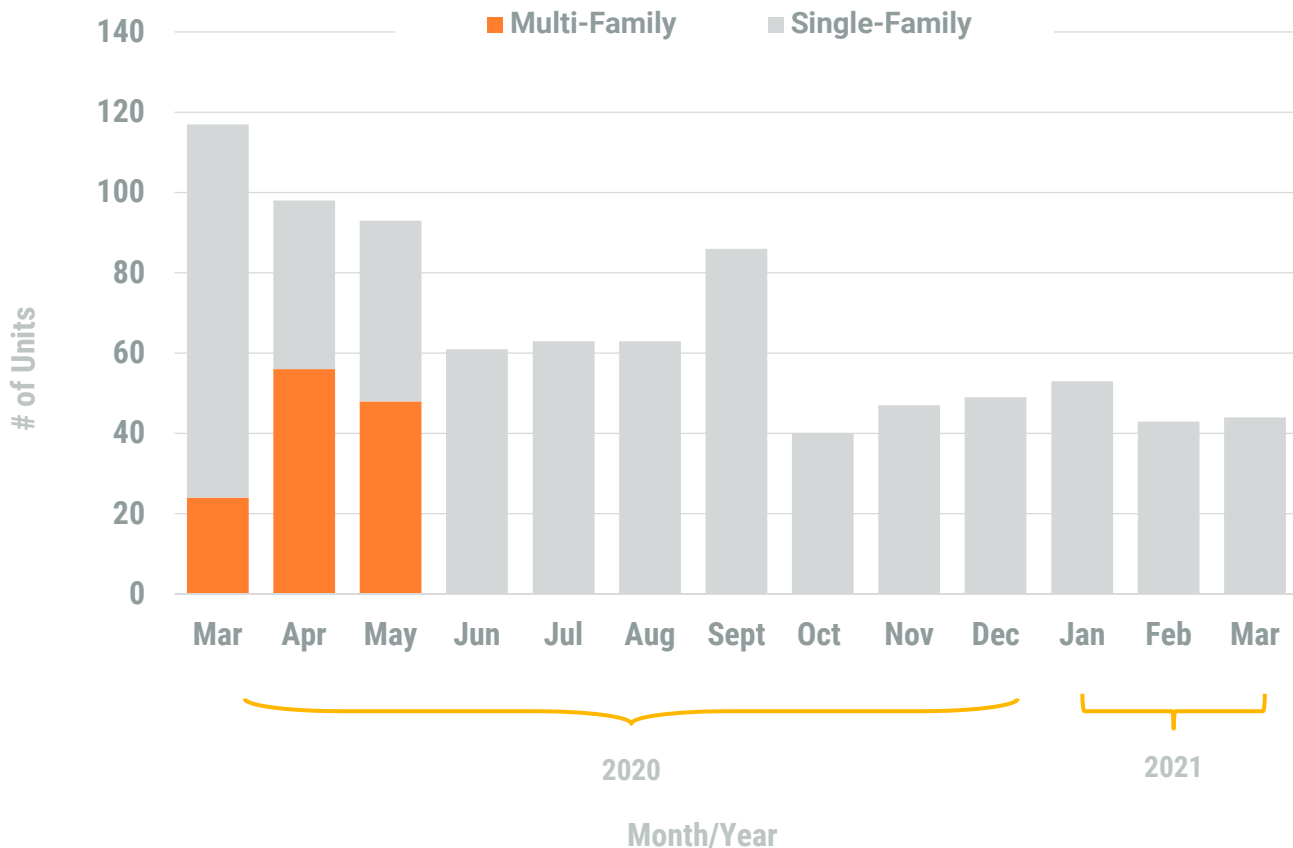


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

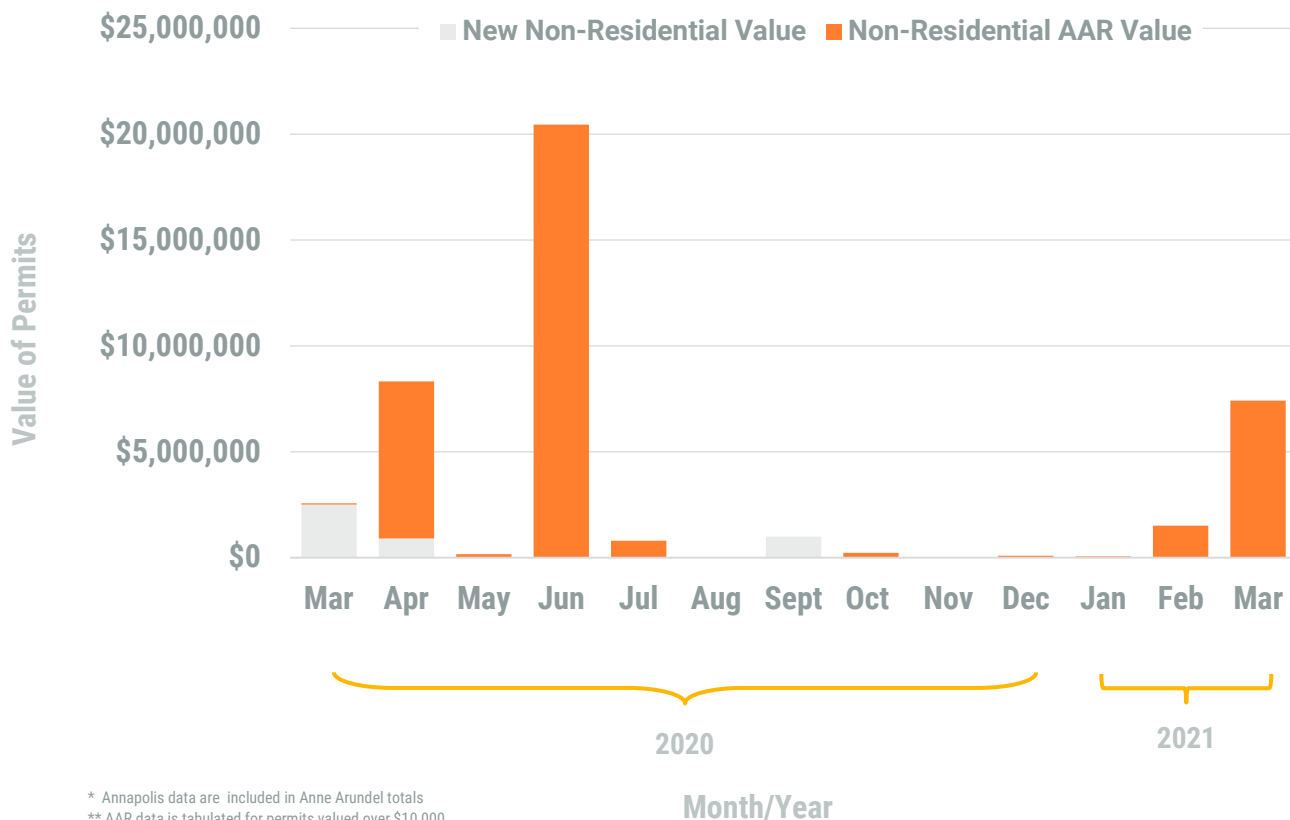
March, 2021

Harford County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$0	\$0
AARs NON-RESIDENTIAL <small>Alterations, Additions, Repairs (AARs)</small>	\$7,426,000	\$9,005,000

Exhibit 2: Non-Residential Construction Permit Activity (13-Month)



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Source: BPDS at the Baltimore Metropolitan Council



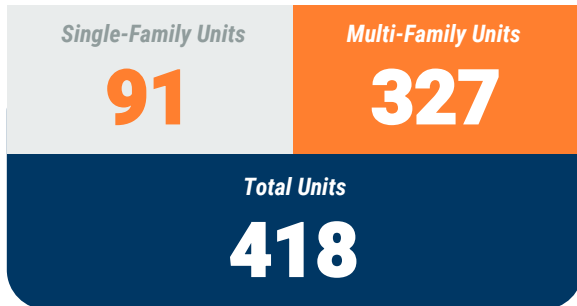
Building Activity Report

March, 2021

Howard County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

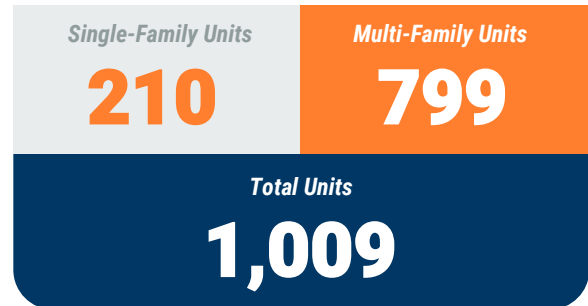
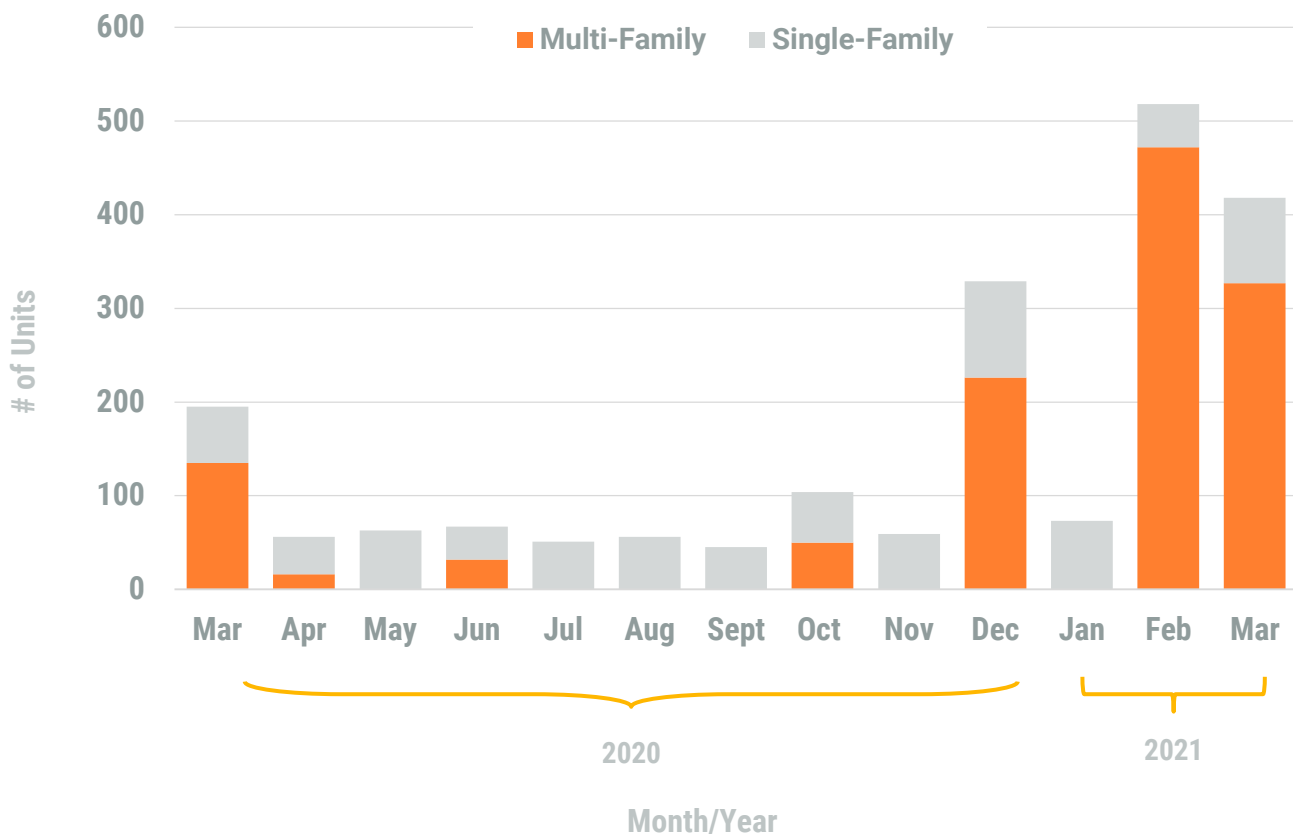


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

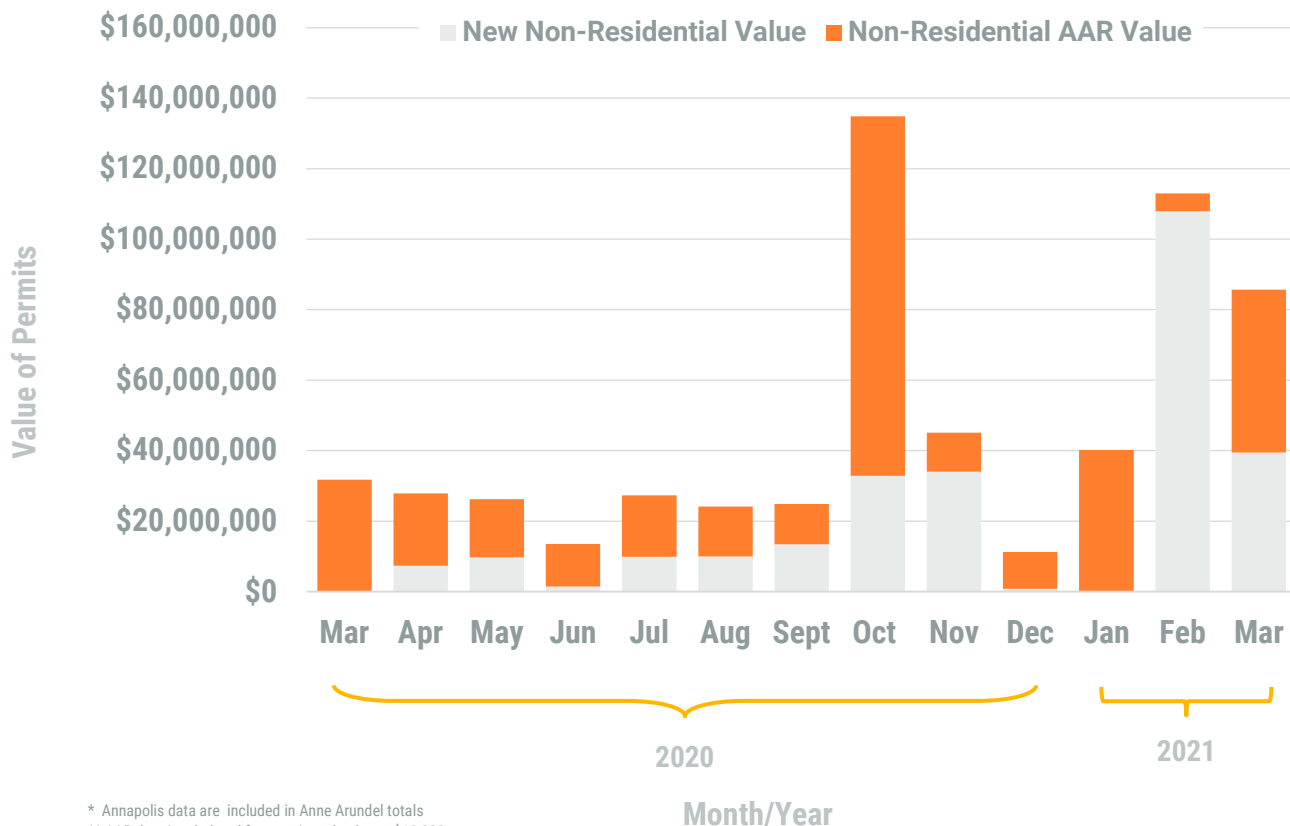
March, 2021

Howard County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$39,500,000	\$147,632,000
AARs NON-RESIDENTIAL <small>Alterations, Additions, Repairs (AARs)</small>	\$46,127,000	\$91,248,000

Exhibit 2: Non-Residential Construction Permit Activity (13-Month)



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Source: BPDS at the Baltimore Metropolitan Council



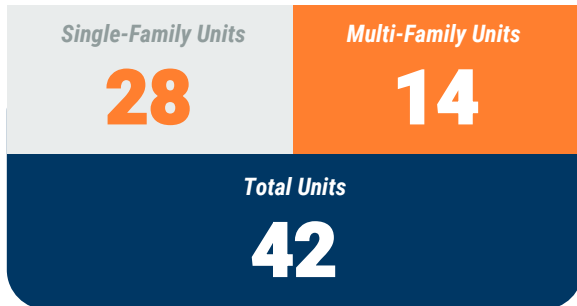
Building Activity Report

March, 2021

Queen Anne's County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

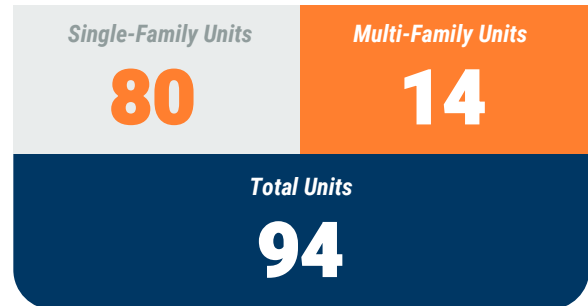
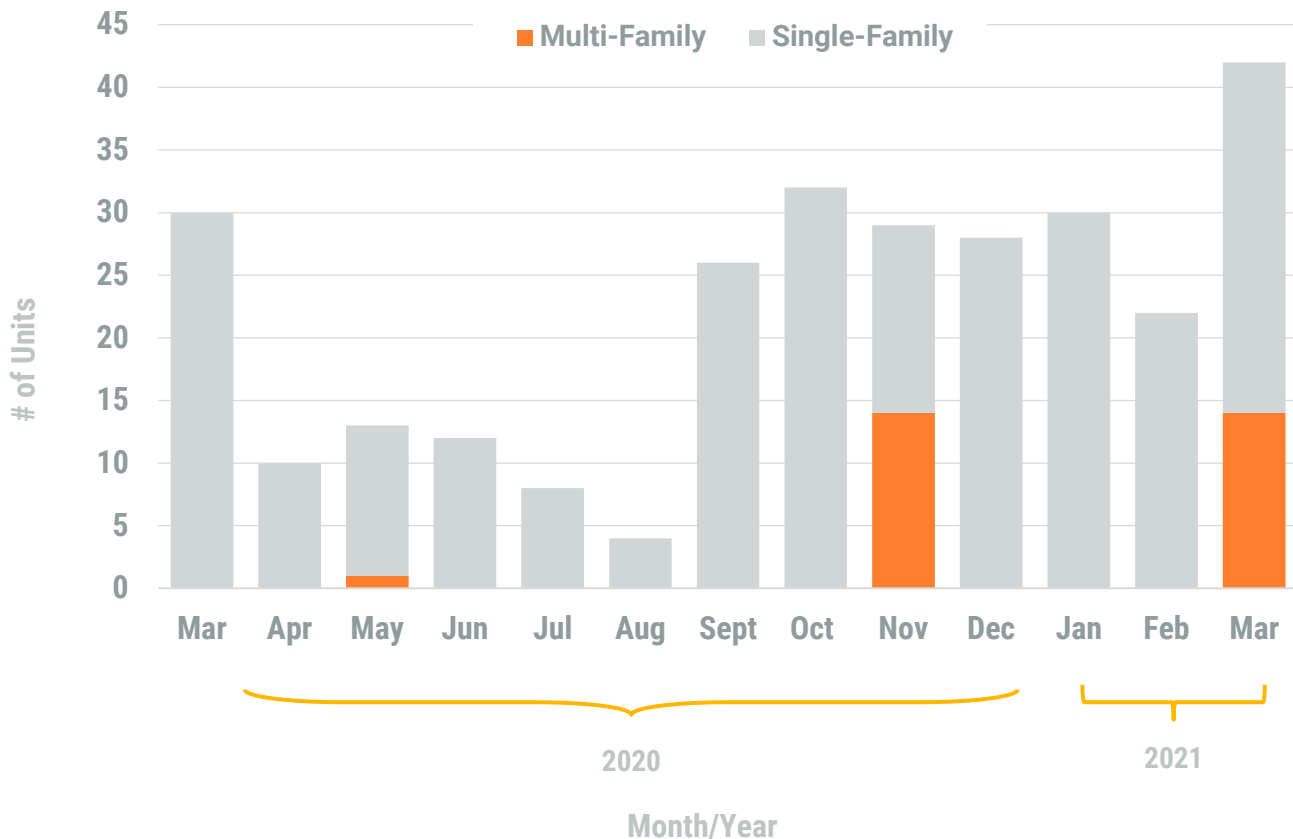


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

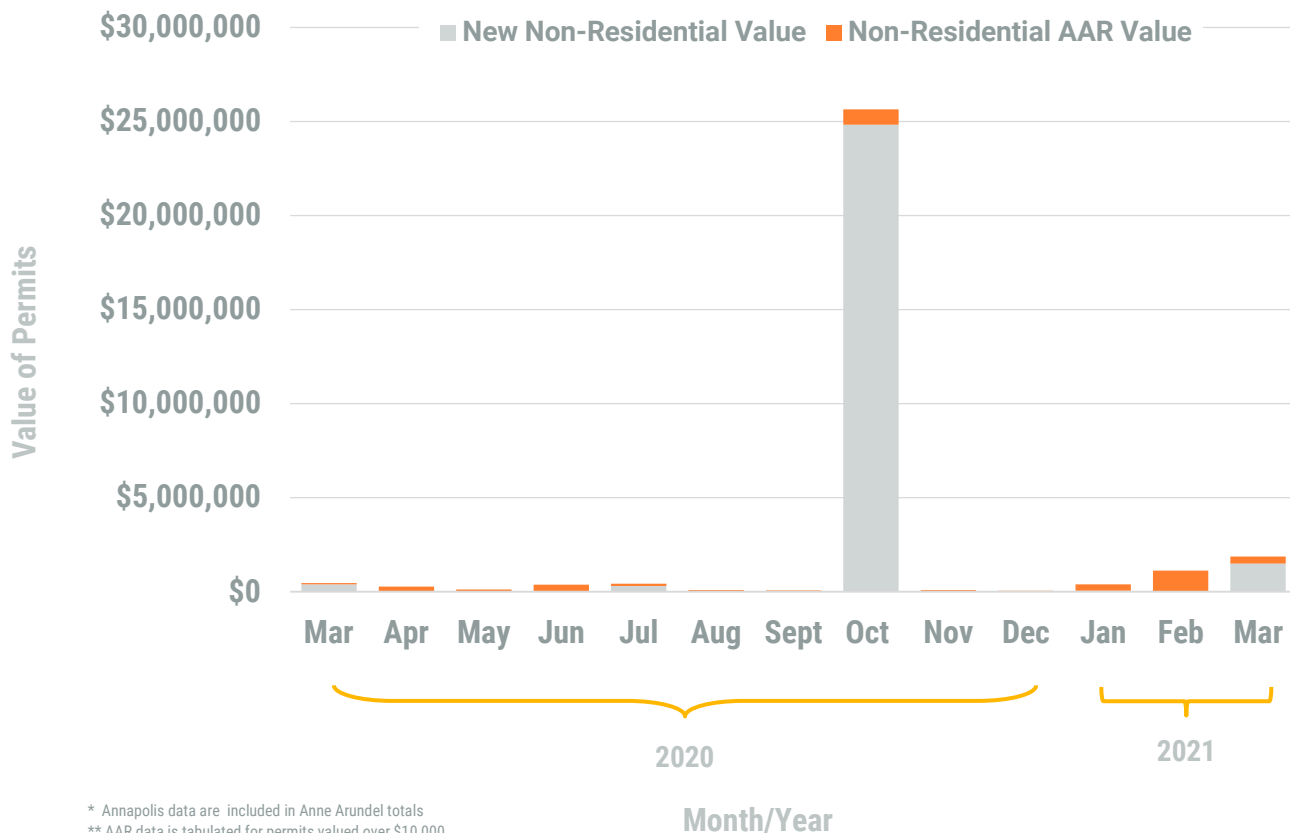
March, 2021

Queen Anne's County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$1,500,000	\$1,550,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$381,000	\$1,846,000

Exhibit 2: Non-Residential Construction Permit Activity (13-Month)



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Source: BPDS at the Baltimore Metropolitan Council



Building Activity Report

March, 2021

Table A. Region's Most Significant New Non-Residential Projects

Amount	County/City	Location	Description	Owner Name
\$ 30,000,000	Howard	Laurel	New Bldg, Concrete Tanks: Anaerobic Digester Facility	Maryland Food Ctr Authority
\$ 21,200,000	Baltimore City	South Baltimore	New Slab On Grade, Steel Bldg: Retail 1st Flr, Business Abv	301 East Cromwell Street, LLC
\$ 12,000,000	Baltimore City	Govans/Northwood	New 3-Sty Bldg: Morgan State Univ Campus Safety, Physical Plant	MCB Northwood, LLC
\$ 9,500,000	Howard	Elkridge	New 5-Sty Parking Garage at Bristol Court Apts	Kellog Ccp LLC
\$ 5,700,000	Baltimore City	Govans/Northwood	New Shell Retail Bldg for Future Tenant Fit-Out	MCB Northwood LLC
\$ 1,500,000	Queen Anne's	Kent Island/Grasonville	New 2-Sty Barn Style Event Bldg w Covd Porch	
\$ 1,326,000	Baltimore City	Govans/Northwood	New Shell Retail Bldg For Future Tenant Fit-Out	MCB Northwood LLC
\$ 1,274,000	Baltimore City	Govans/Northwood	New Shell Retail Bldg For Future Tenant Fit-Out	MCB Northwood LLC

Source: Building Permit Data System at the Baltimore Metropolitan Council

Table B. Region's Most Significant Non-Residential AAR Projects

Amount	County/City	Location	Description	Owner Name
\$ 30,000,000	Howard	Laurel	Alts- Bioenergy Devco LLC: Instal Tanks, Concrete Pipe Tunnel	Maryland Food Ctr Authority
\$ 10,400,000	Baltimore	Cockeysville/Timonium	Int Alt: Structural Upgrades, Fire Proofing	Schilling Pepper Lot 28
\$ 6,734,800	Harford	Aberdeen/Havre De Grace	Alts: Fit Out 3rd Flr of Frmr Merritt Bldg for Upper Chesapeake Medical Ofc	
\$ 5,600,000	Baltimore	Perry Hall/White Marsh	Int Alts: Partns,Ceiling Tile/ Grid, Stud, HVAC, Ada Rstrms, Mill Work, Fixturs, Finishes	Oak Campus Partners LLC
\$ 4,000,000	Howard	Elkridge	Ext Alts- Emergent Biosolutions: 10 Rooftop Units Servicing Warehouse	Distribution Funding Trust li
\$ 2,500,000	Baltimore City	East Baltimore	Int Alts: 5th, 7th Flr Ofcs	Harbor East Parcel C-Commercial
\$ 2,500,000	Howard	Elkridge	Int Alts- Imperfect Foods : Ofc/Warehouse	Western Crossroads Dc LLC
\$ 2,000,000	Baltimore	Cockeysville/Timonium	Int Alts: Stud, Partitns, Ada Restrms, Ceiling Tile/Grid, Wndws, Finishes, Fixturs	Frankel Beaver Court LLC
\$ 1,722,903	Howard	Columbia	Ext Alt - Gateway Commerce Center: Rplc Roof	Gateway A 74 & A 76 LLC
\$ 1,690,449	Anne Arundel	Broadneck	Addtn. Int Reno (Church)	Antioch Apostolic Church Inc
\$ 1,650,000	Baltimore	Towson/Loch Raven	Int Alts: Rplc Partitns, Stud, Ceiling Tile/Grid, HVAC, Ada Rstrms, Fixturs, Finishes	Dulaney Center Business Trust
\$ 1,600,000	Baltimore City	Forest Park	Alts: Rplc Boilers, Associated Piping, Electric Mods	James L. Kernan Hospital
\$ 1,500,000	Baltimore	Catonsville	Grade For Watermain Rplcmnt	Baltimore County DPW
\$ 1,482,551	Anne Arundel	Brooklyn Park/Linthicum	Int Alts	TFG Station Ridge Property LLC
\$ 1,418,945	Baltimore	Liberty/Lochearn	Int Alts: Automated Storage/Retrieve Sys, Platform to Service Robots, Overhead Support	Rolling Road LLC
\$ 1,400,000	Baltimore City	Highlandtown	Int/Ext Reno: 3 Sty, Connected 1 Sty Masonry Bldg	Living Classrooms Foundation
\$ 1,393,212	Baltimore City	Canton	Rplc Bldg: Demo Rstrnt Rplc w Autozone Bldg	Charles R And Charlotte D Lamm
\$ 1,200,000	Baltimore	Liberty/Lochearn	Int Alts: Reno Kitch, Serving Line, HVAC, Rooftop, Floor, Ceiling, Equip	Board Of Education
\$ 1,200,000	Baltimore	Greenspring Valley/Pikesville	Int Alts: Reno Kitch, Serving Line, HVAC, Rooftop, Floor, Ceiling, Equip	Board Of Education
\$ 1,150,000	Baltimore City	Metro Center	Int Alts: 1st/2nd Flr Lobby Reno; Finishes, Light	Baltimore Center Garage Limited
\$ 1,100,000	Baltimore City	Waverly	Int Alts- Lvl 1,2 Reconfig Space, Upgrade Lab Eqpt, Finishes in Main Hospital Bldg	Union Memorial Hospital
\$ 1,000,000	Howard	Laurel	Int Alts: Verizon	CellCo Partnership

Source: Building Permit Data System at the Baltimore Metropolitan Council



Appendix

March, 2021

Table 1a. Residential Construction Activity

	Single-Family Units				Multi-Family Units				Total Units			
	March 2020	March 2021	YTD 2020	YTD 2021	March 2020	March 2021	YTD 2020	YTD 2021	March 2020	March 2021	YTD 2020	YTD 2021
Anne Arundel	157	173	488	389	24	-	24	10	181	173	512	399
Annapolis*	(7)	-	(8)	(6)	-	-	-	-	(7)	-	(8)	(6)
Baltimore City	-	5	21	10	47	531	154	671	47	536	175	681
Baltimore	45	123	179	313	267	-	267	10	312	123	446	323
Carroll	35	73	75	177	-	-	-	-	35	73	75	177
Harford	93	44	210	140	24	-	24	-	117	44	234	140
Howard	60	91	145	210	135	327	135	799	195	418	280	1,009
Queen Annes	30	28	47	80	-	14	-	14	30	42	47	94
Region	420	537	1,165	1,319	497	872	604	1,504	917	1,409	1,769	2,823
Regional Change 2020-2021		117		154		375		900		492		1,054
As a Percent		27.9%		13.2%		75.5%		149.0%		53.7%		59.6%

	Number of AAR Permits**				Value of New Residential Construction Activity (thousands of dollars)				Value of Additions, Alterations and Repairs (thousands of dollars)			
	March 2020	March 2021	YTD 2020	YTD 2021	March 2020	March 2021	YTD 2020	YTD 2021	March 2020	March 2021	YTD 2020	YTD 2021
Anne Arundel	125	270	436	708	34,797	34,288	88,563	76,140	6,264	10,994	22,667	38,862
Annapolis*	(13)	(58)	(53)	(189)	(3,197)	-	(3,402)	1,214	(773)	(3,273)	(3,869)	(15,834)
Baltimore City	97	144	290	352	10,000	1,240	28,147	1,840	10,791	10,117	22,354	24,409
Baltimore	145	191	386	369	16,530	32,530	43,948	71,748	9,714	12,331	26,078	19,982
Carroll	37	119	80	232	8,066	16,637	15,037	37,009	925	4,712	2,315	9,066
Harford	2	9	10	22	23,071	14,595	51,790	43,201	539	341	914	590
Howard	110	155	248	381	25,855	26,349	45,801	55,469	3,918	6,587	9,111	17,583
Queen Annes	4	7	16	17	6,260	8,703	10,051	19,257	176	583	1,159	1,041
Region	520	895	1,466	2,081	124,579	134,342	283,337	304,664	32,327	45,665	84,598	111,533
Regional Change 2020-2021		375		615		9,763		21,327		13,338		26,935
As a Percent		72.1%		42.0%		7.8%		7.5%		41.3%		31.8%

* As of Aug 2020, Queen Anne's County is included in the Regional BPDS

** Annapolis data are included in Anne Arundel totals

*** AAR data is tabulated for permits valued over \$10,000.

Note: Residential units in mixed-use permits are included in residential unit totals.

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Source: BPDS at the Baltimore Metropolitan Council



Appendix

March, 2021

Table 1b. Non-Residential Construction Activity

	Number of AAR Permits**				Value of New Non-Residential Construction Activity (thousands of dollars)				Value of Additions, Alterations and Repairs (thousands of dollars)			
	March 2020	March 2021	YTD 2020	YTD 2021	March 2020	March 2021	YTD 2020	YTD 2021	March 2020	March 2021	YTD 2020	YTD 2021
Anne Arundel	86	103	308	279	9,381	821	9,881	1,671	11,177	13,364	42,437	71,189
Annapolis*	(15)	(17)	(52)	(41)	-	-	-	-	(5,046)	(1,961)	(8,604)	(5,415)
Baltimore City	47	47	171	151	65,015	42,150	88,015	96,250	43,535	14,075	116,716	70,846
Baltimore	100	94	349	244	2,155	1,640	55,730	260,631	37,813	33,818	149,375	94,912
Carroll	8	15	14	43	-	-	1,567	399	1,390	1,884	1,792	4,159
Harford	1	12	5	18	2,510	-	2,510	-	61	7,426	234	9,005
Howard	46	46	120	113	-	39,500	6,000	147,632	31,814	46,127	82,135	91,248
Queen Annes	3	7	10	17	400	1,500	900	1,550	70	381	387	1,846
Region	291	324	977	865	79,461	85,611	164,603	508,133	125,860	117,075	393,076	343,205
Regional Change 2020-2021		33		(112)		6,150		343,530		(8,785)		(49,871)
As a Percent		11.3%		-11.5%		7.7%		208.7%		-7.0%		-12.7%

Table 1c. Mixed-Use Construction Activity

	Number of Residential Units in Mixed-Use Permits				Value of Mixed-Use Construction Activity (thousands of dollars)			
	March 2020	March 2021	YTD 2020	YTD 2021	March 2020	March 2021	YTD 2020	YTD 2021
Anne Arundel	-	-	-	-	-	-	-	-
Annapolis*	-	-	-	-	-	-	-	-
Baltimore City	-	531	39	671	-	129,500	5,305	151,000
Baltimore	231	-	231	-	60,000	-	60,000	-
Carroll	-	-	-	-	-	-	-	-
Harford	-	-	-	-	-	-	-	-
Howard	-	-	-	472	-	-	-	5,500
Queen Annes	-	-	-	-	-	-	-	-
Region	231	531	270	1,143	60,000	129,500	65,305	156,500
Regional Change 2020-2021		300		873		69,500		91,195
As a Percent		129.9%		323.3%		115.8%		139.6%

* As of Aug 2020, Queen Anne's County is included in the Regional BPDS

** Annapolis data are included in Anne Arundel totals

*** AAR data is tabulated for permits valued over \$10,000.

Note: Residential units in mixed-use permits are included in residential unit totals.

Value of Mixed-Use cannot be apportioned and are not included in Non-Residential Value totals.

Source: BPDS at the Baltimore Metropolitan Council

METROPOLITAN



Building Activity Report

March, 2021

Produced by:

Baltimore Metropolitan Council

Crystal McDermott

410.732.0500 ext. 1024

cmcdermott@baltometro.org

For historic reports (1974-present), subscription to the online building permit database and any comments or questions about this report may be directed to Crystal McDermott at 410.732.0500 ext. 1049.

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1500 Whetstone Way | Suite 300 | Baltimore, MD, 21230 | T (410) 732-0500 F (410) 732-8248 W baltometro.org
