

REPORT

Metropolitan Building Activity Report

April 2021



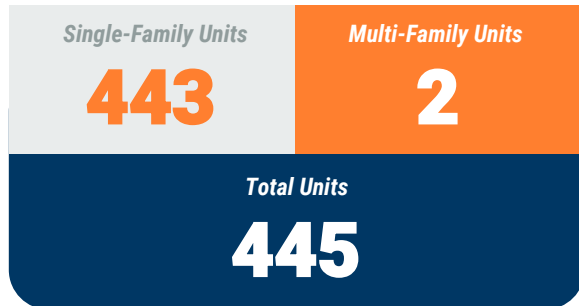
Building Activity Report

April, 2021

Region

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

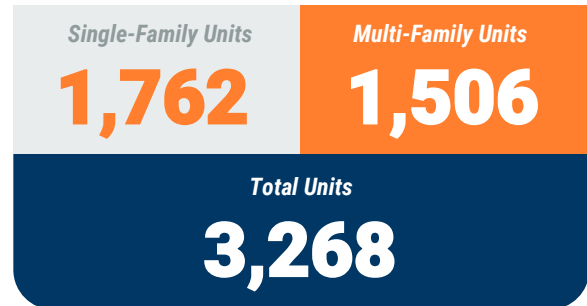
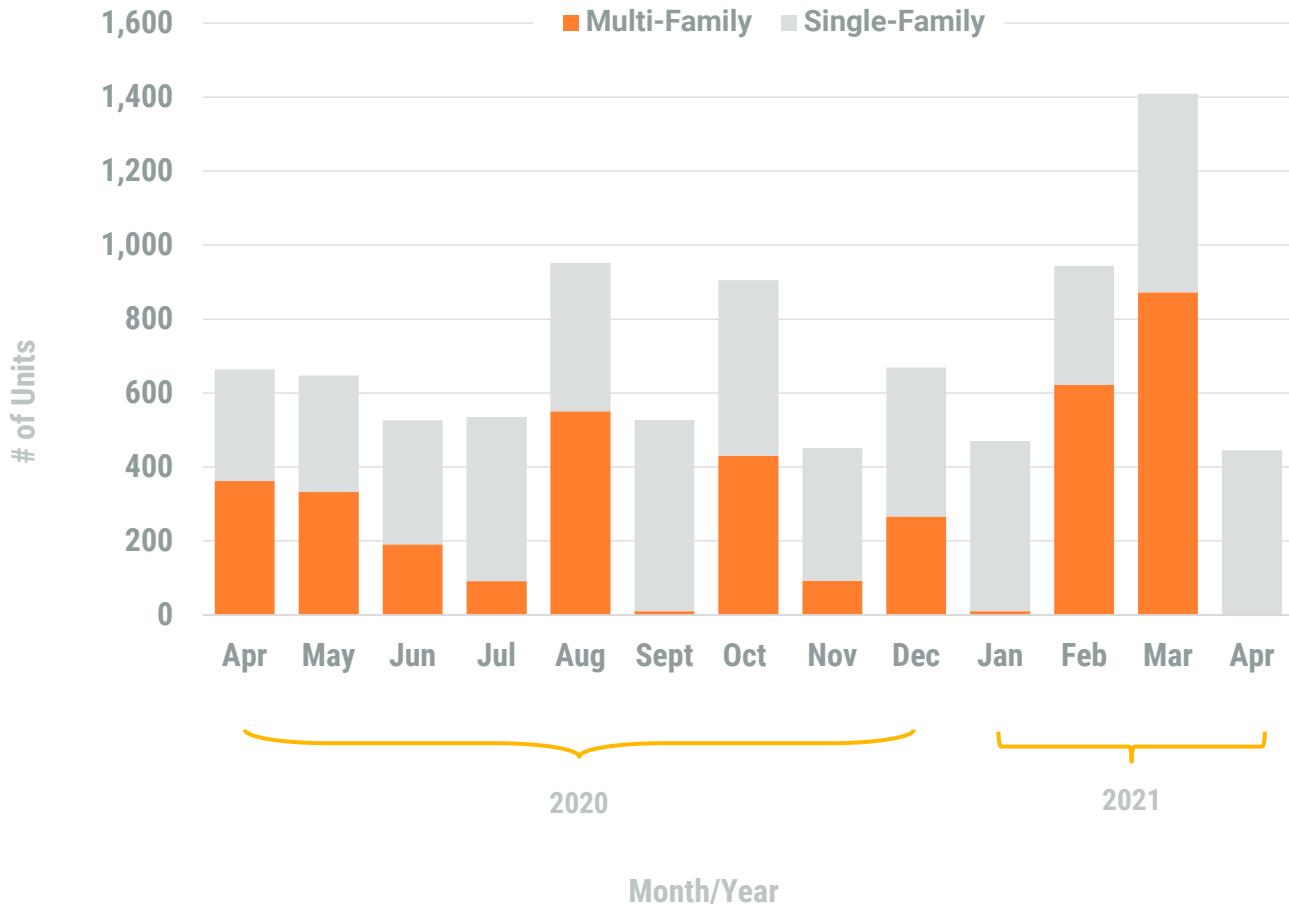


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

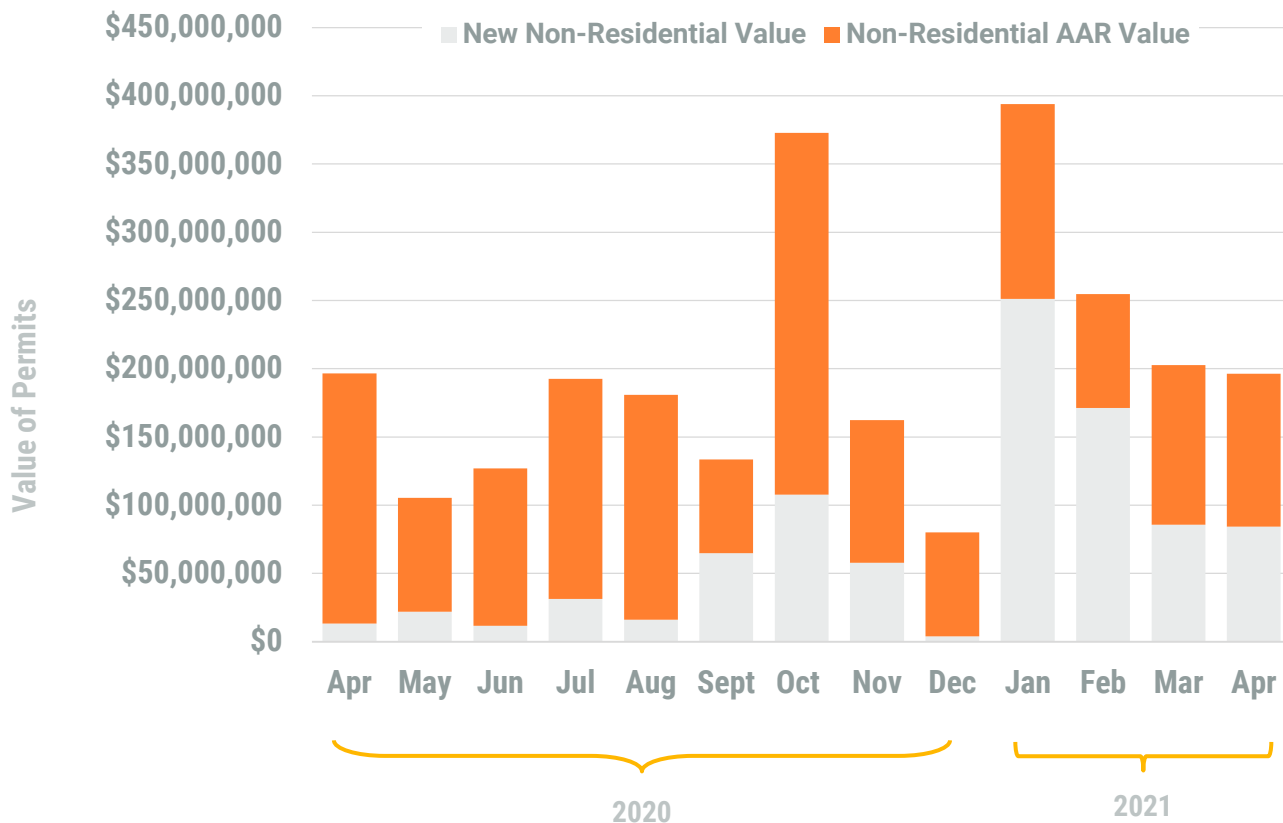
April, 2021

Region

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$84,351,000	\$592,484,000
AARs NON-RESIDENTIAL <small>Alterations, Additions, Repairs (AARs)</small>	\$112,068,000	\$455,271,000

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



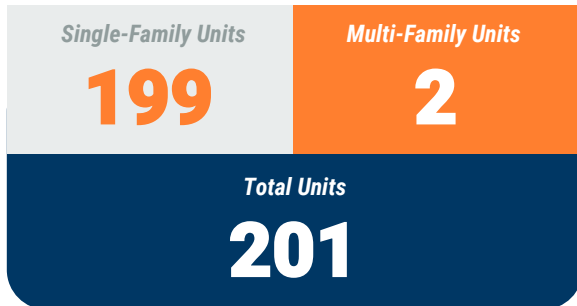
Building Activity Report

April, 2021

Anne Arundel County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

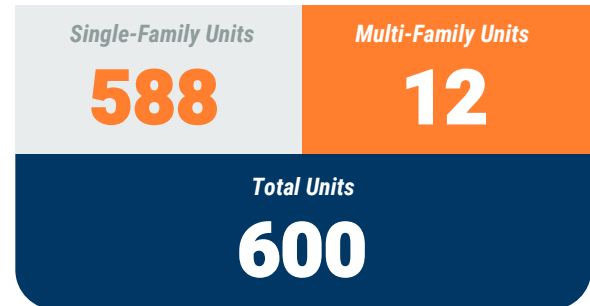
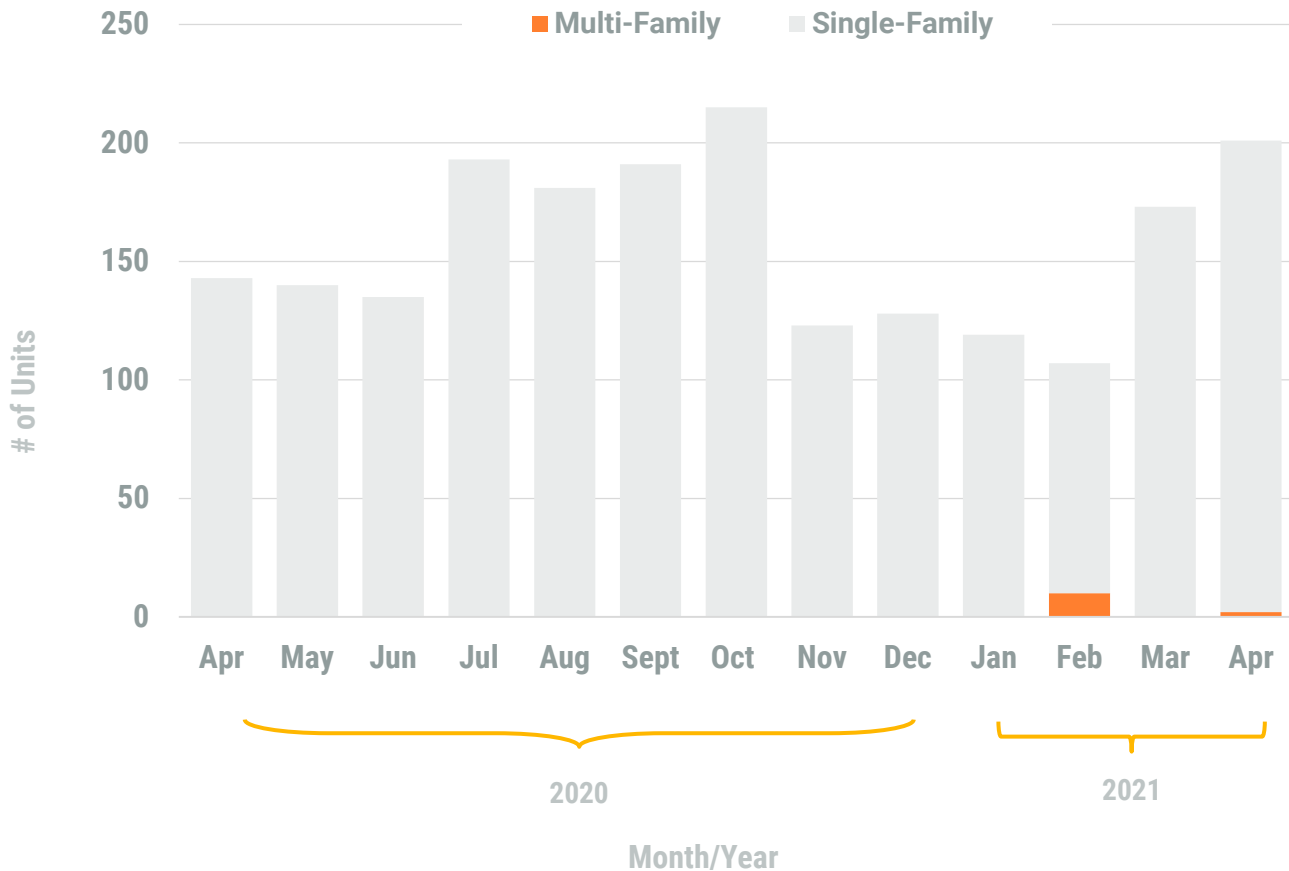


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

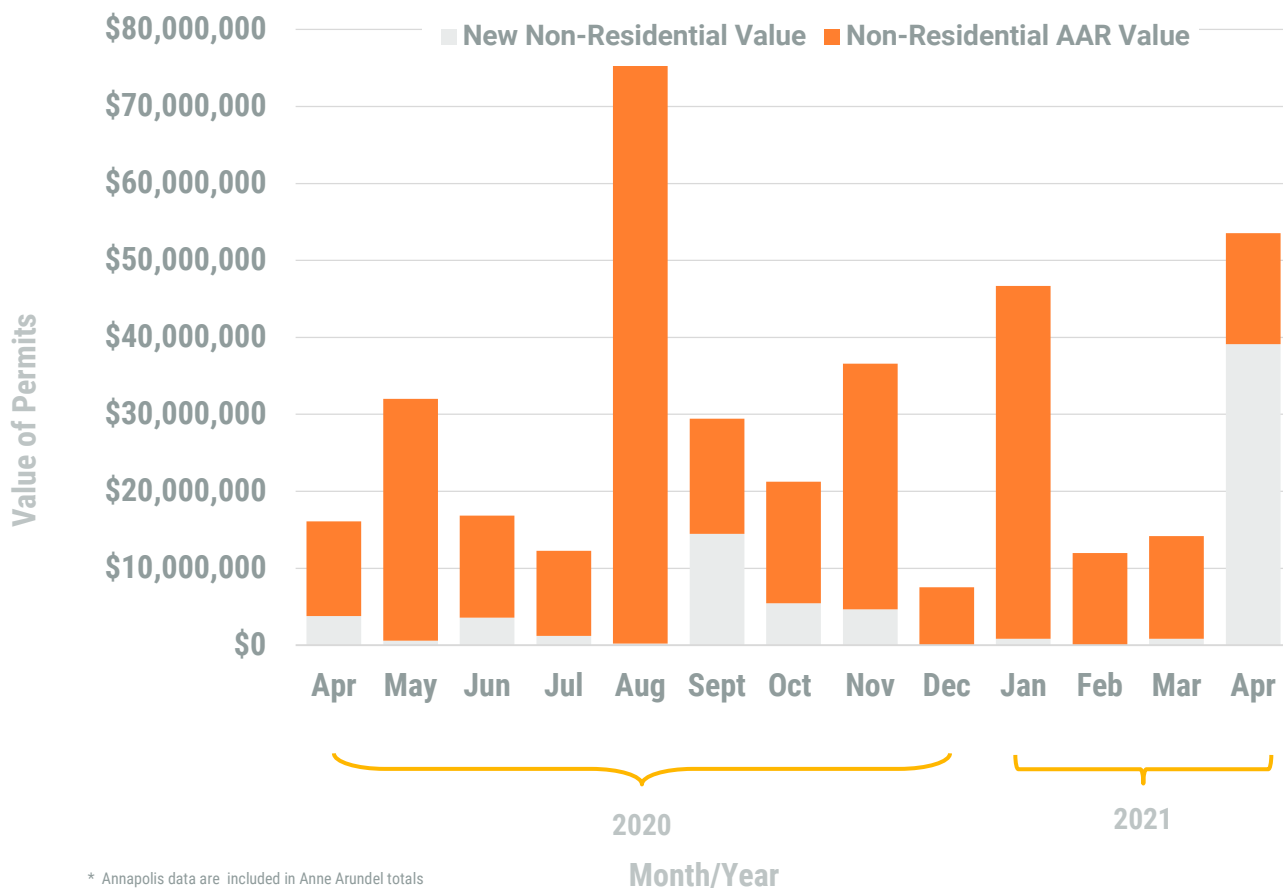
April, 2021

Anne Arundel County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$39,103,000	\$40,774,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$14,438,000	\$85,627,000

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



* 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



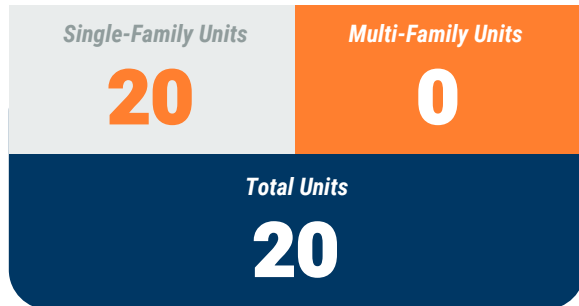
Building Activity Report

April, 2021

Baltimore City

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

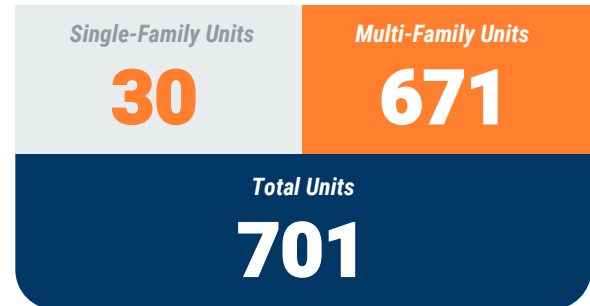
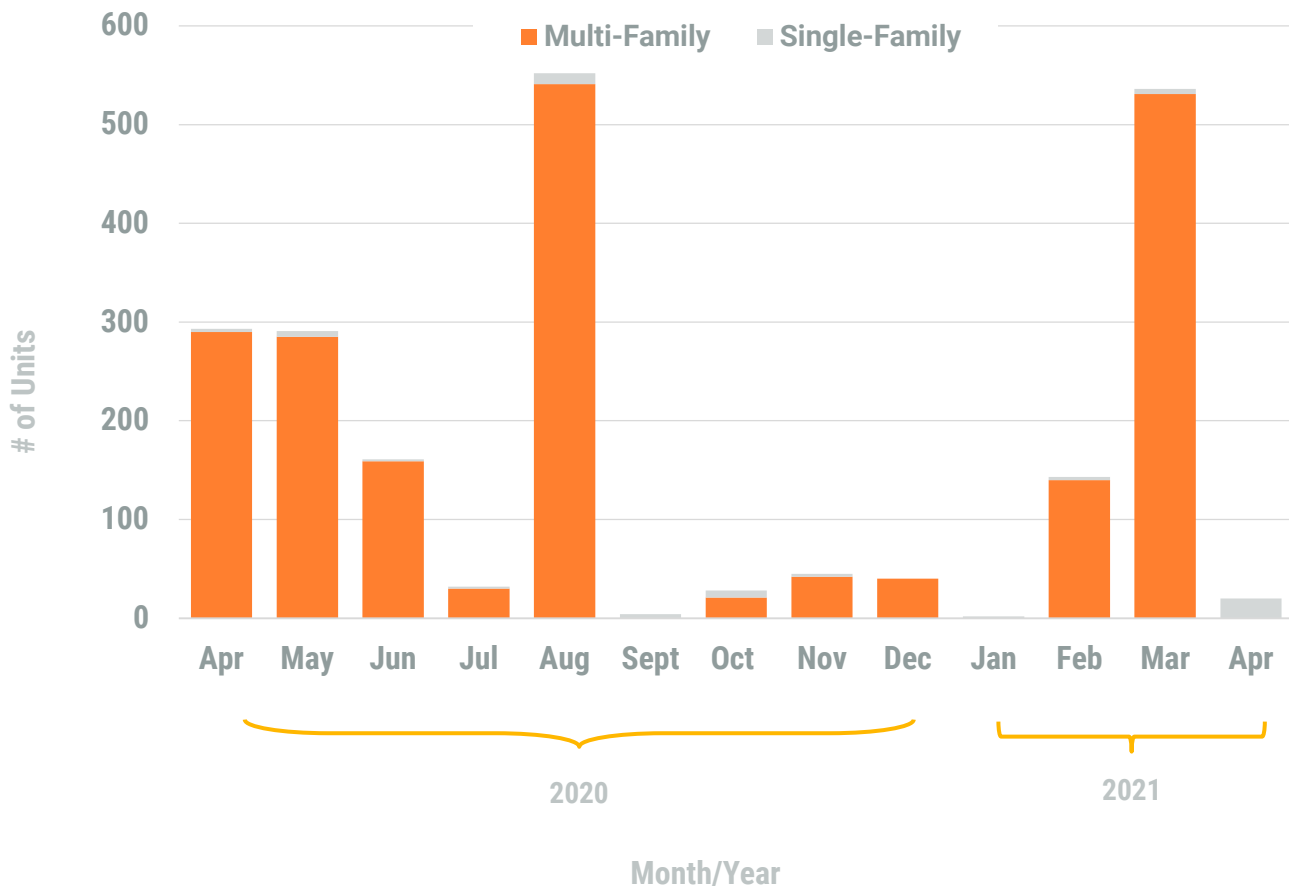


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

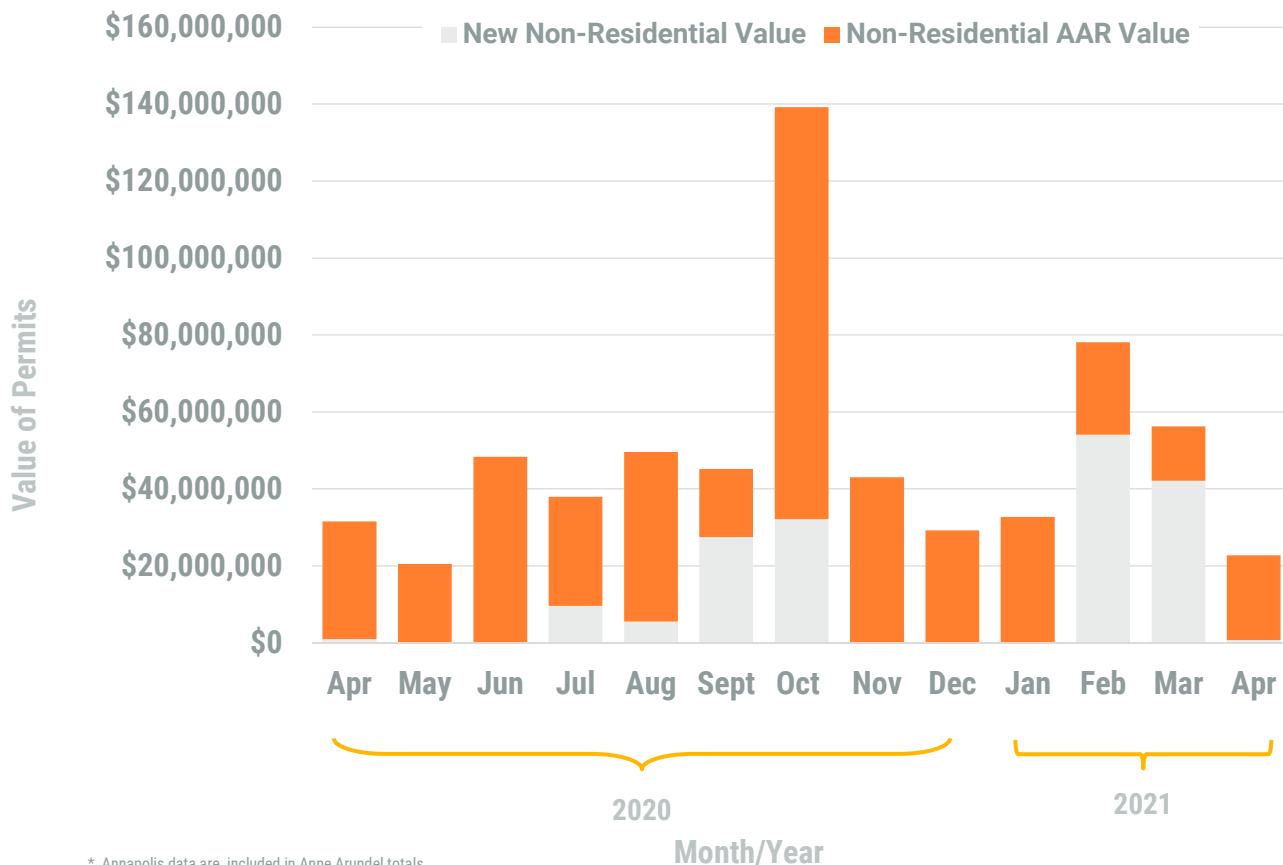
April, 2021

Baltimore City

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$700,000	\$96,950,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$22,003,000	\$92,848,000

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



* 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



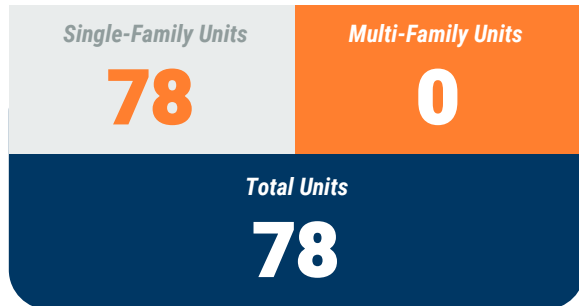
Building Activity Report

April, 2021

Baltimore County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

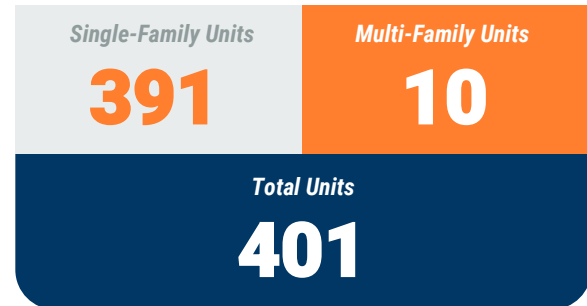
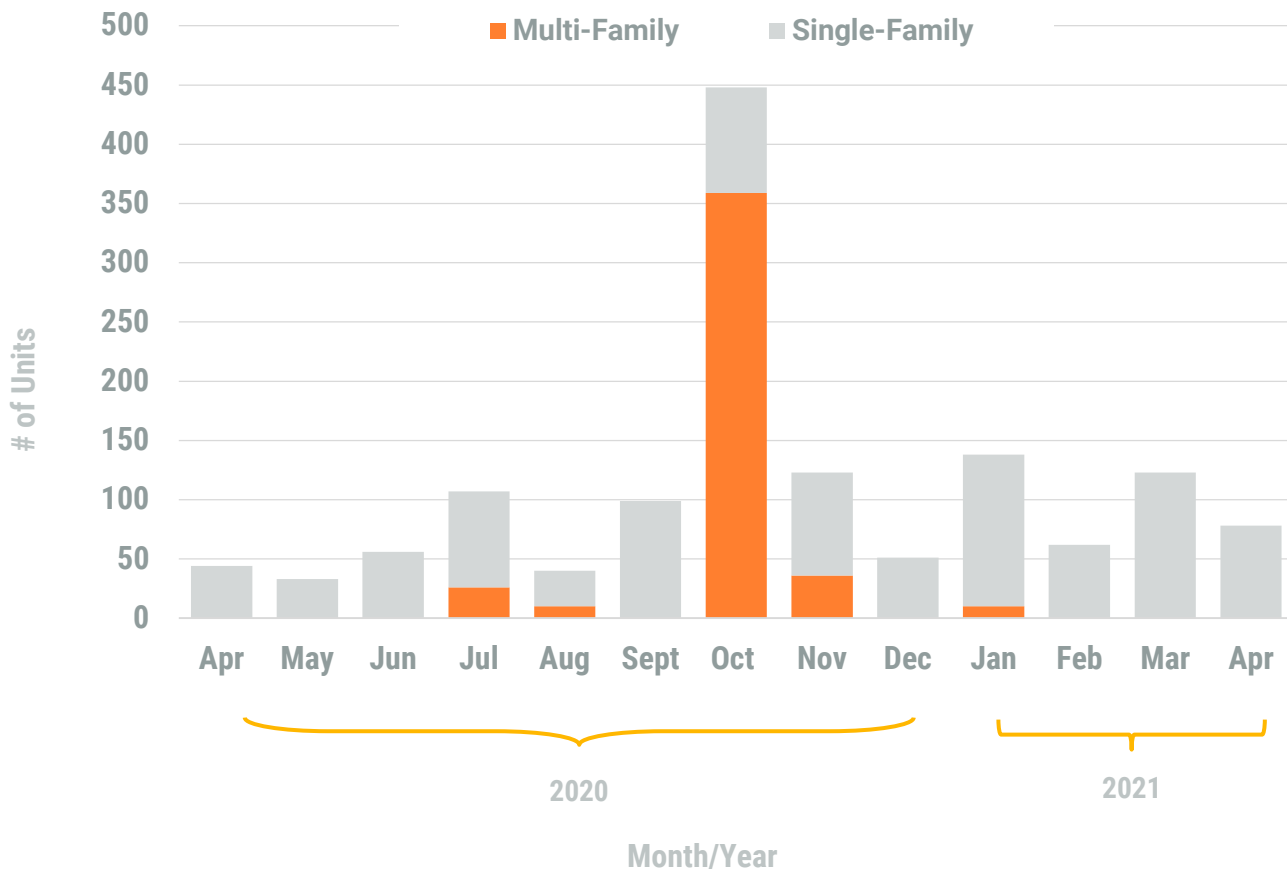


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

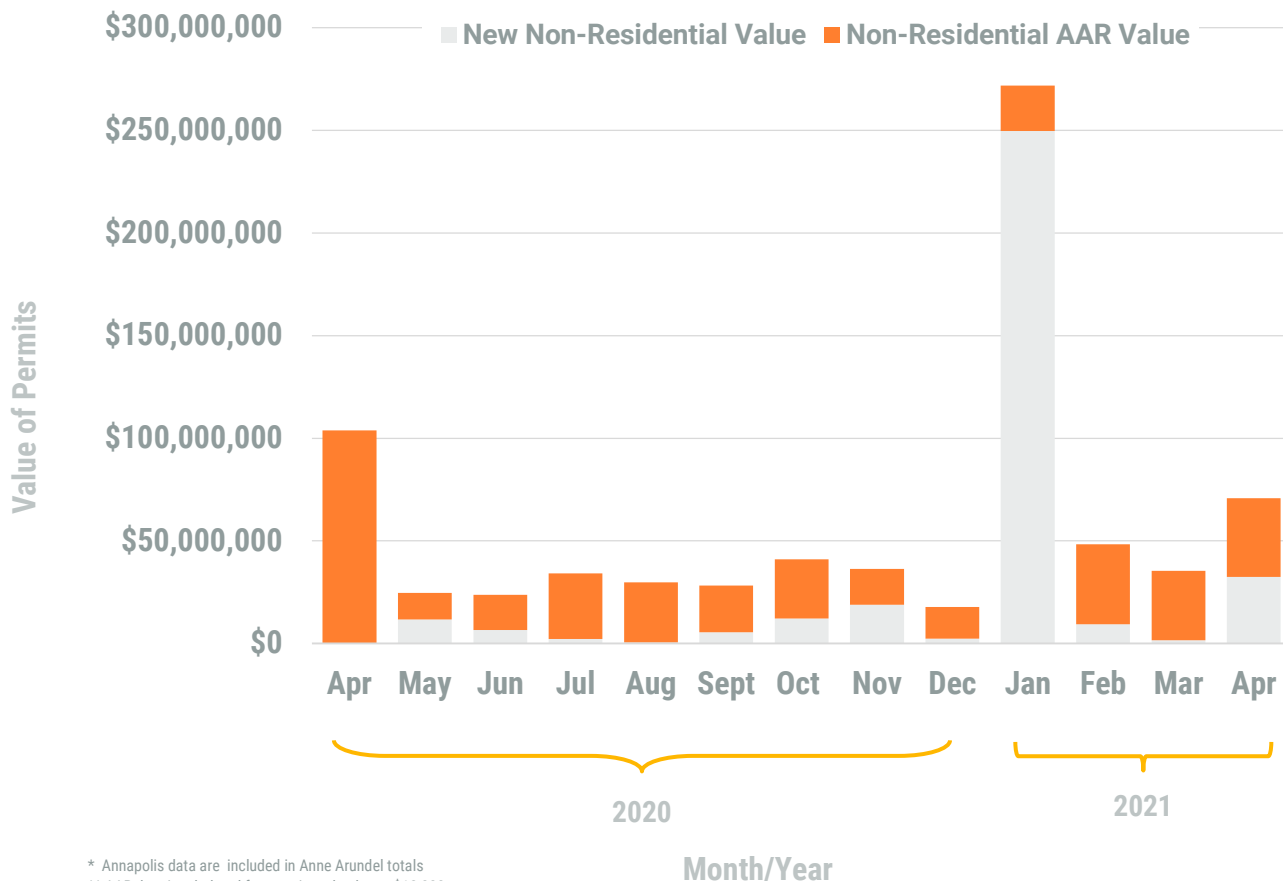
April, 2021

Baltimore County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$32,511,000	\$293,142,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$38,244,000	\$133,156,000

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



* 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



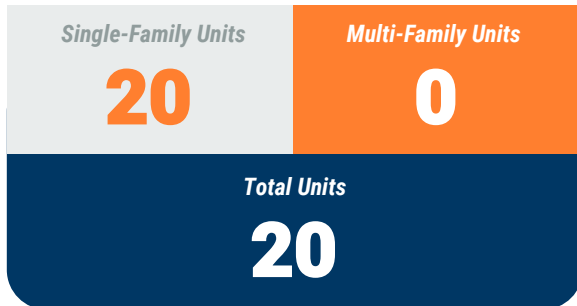
Building Activity Report

April, 2021

Carroll County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

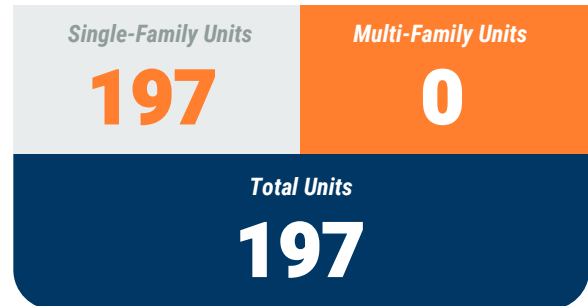
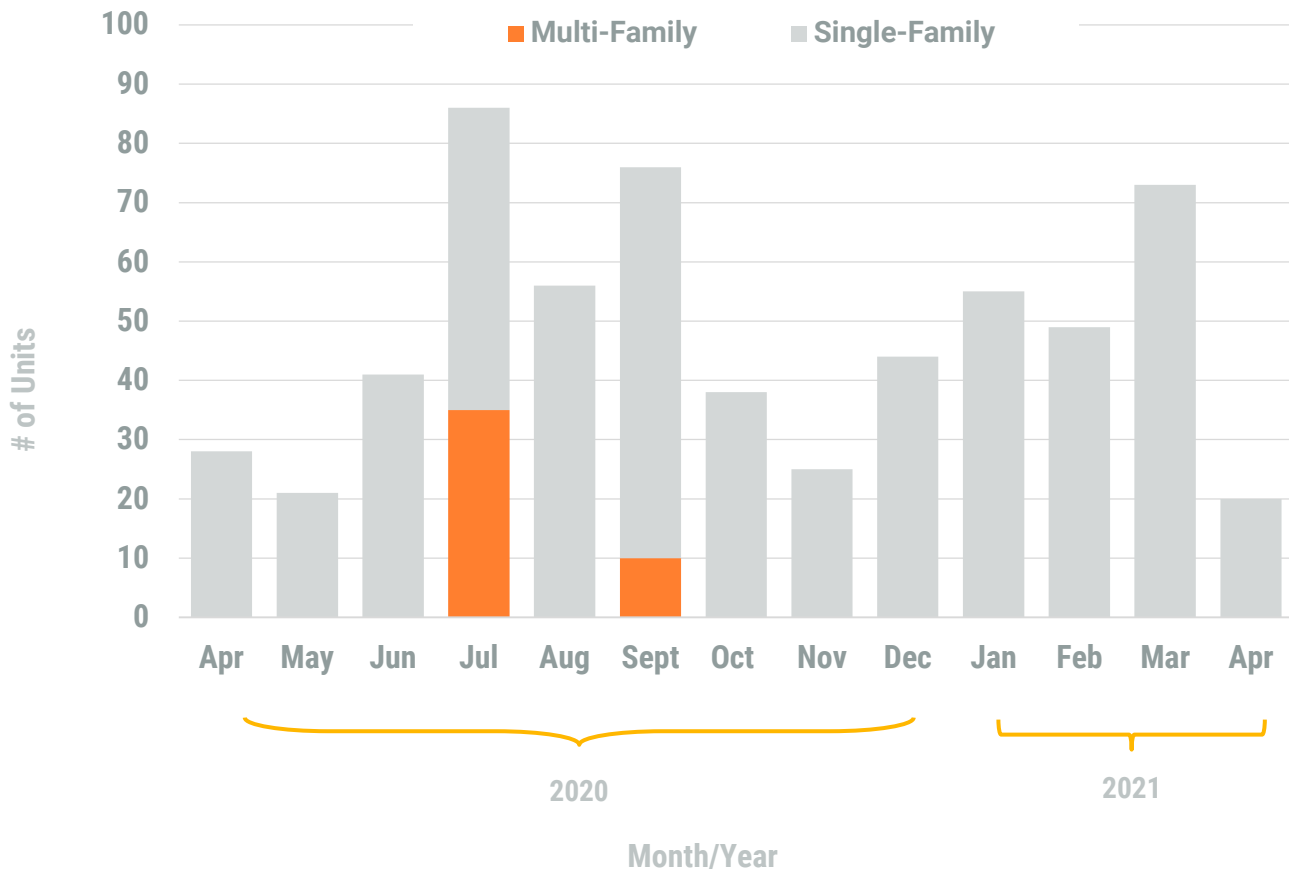


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

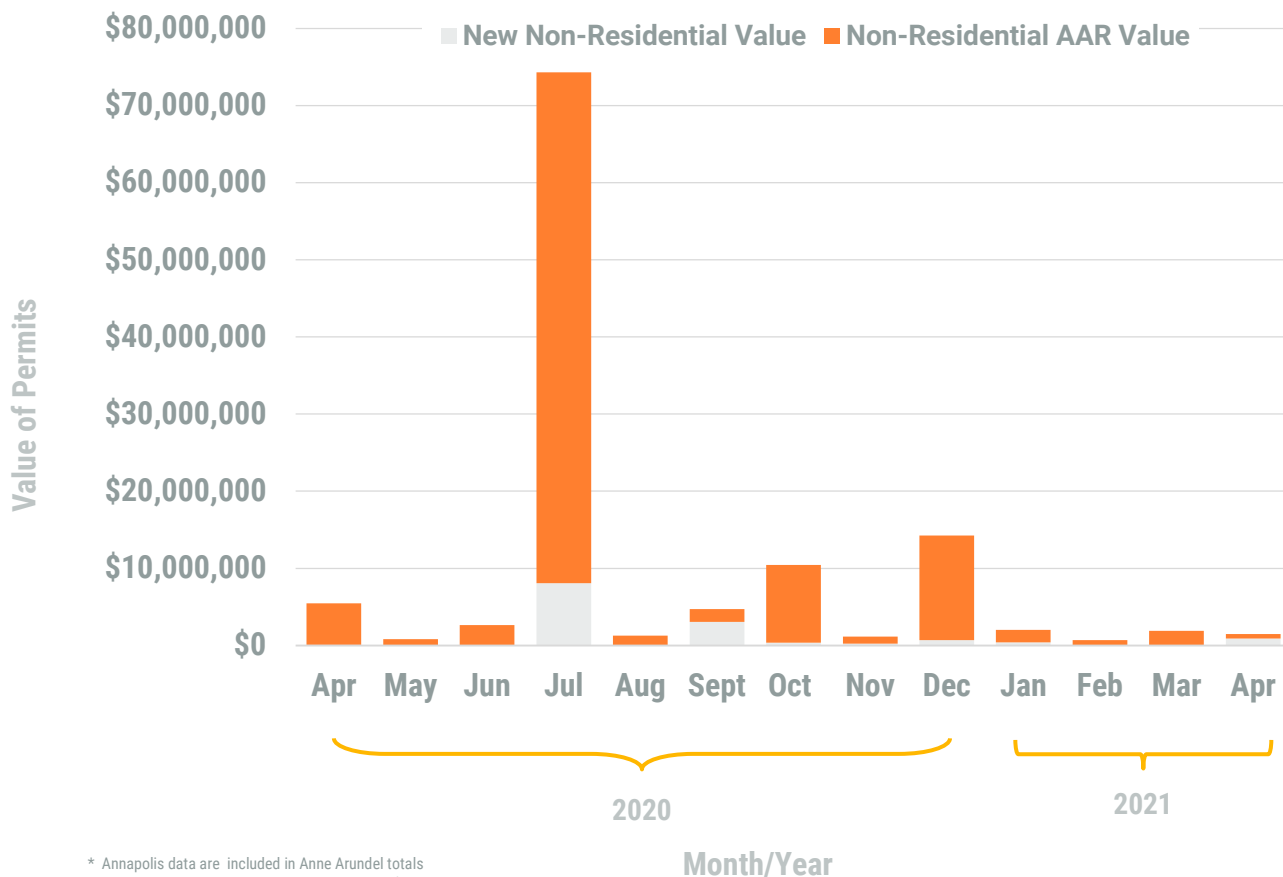
April, 2021

Carroll County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$887,000	\$1,286,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$602,000	\$4,761,000

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



* 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



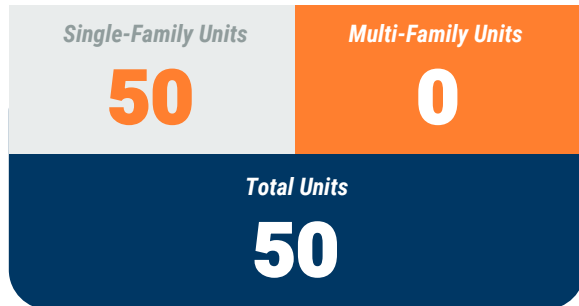
Building Activity Report

April, 2021

Harford County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

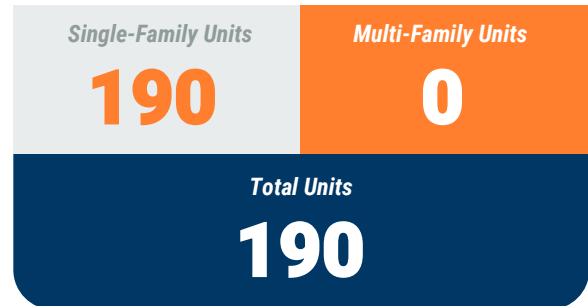
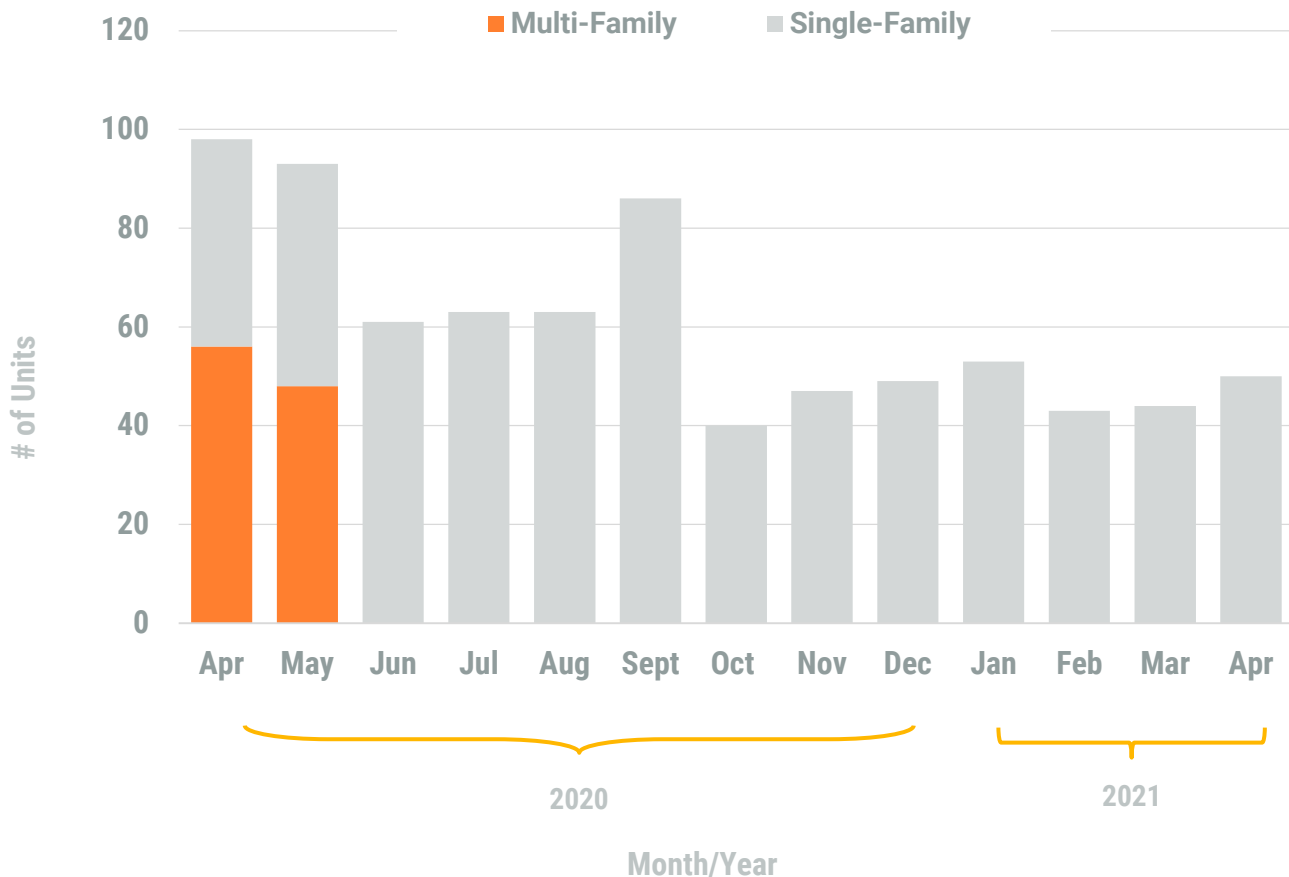


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

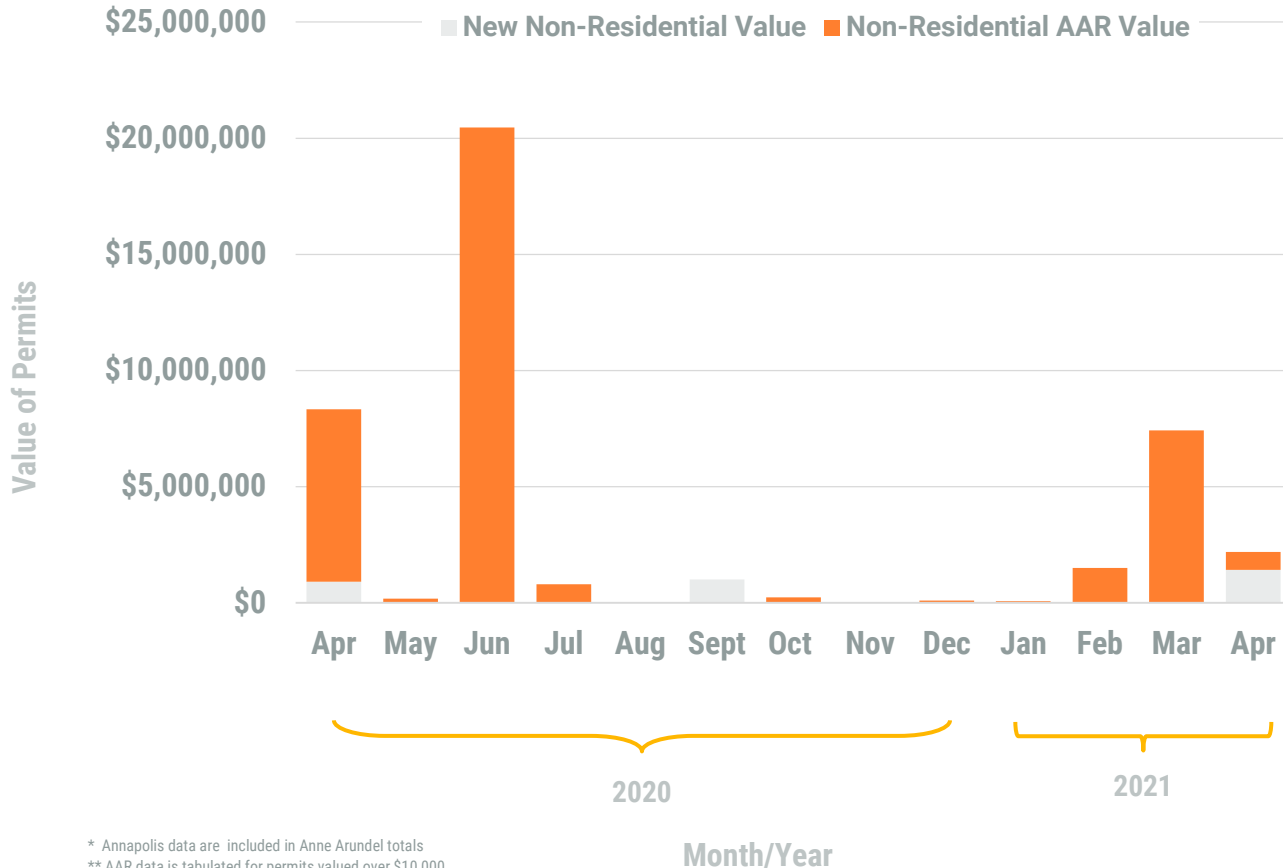
April, 2021

Harford County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$1,421,000	\$1,421,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$765,000	\$9,770,000

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



* 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



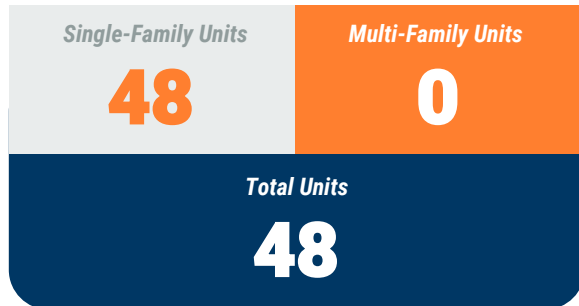
Building Activity Report

April, 2021

Howard County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

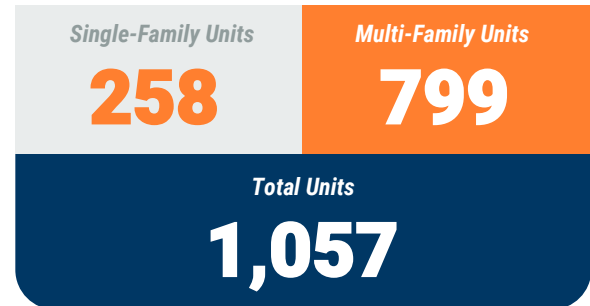
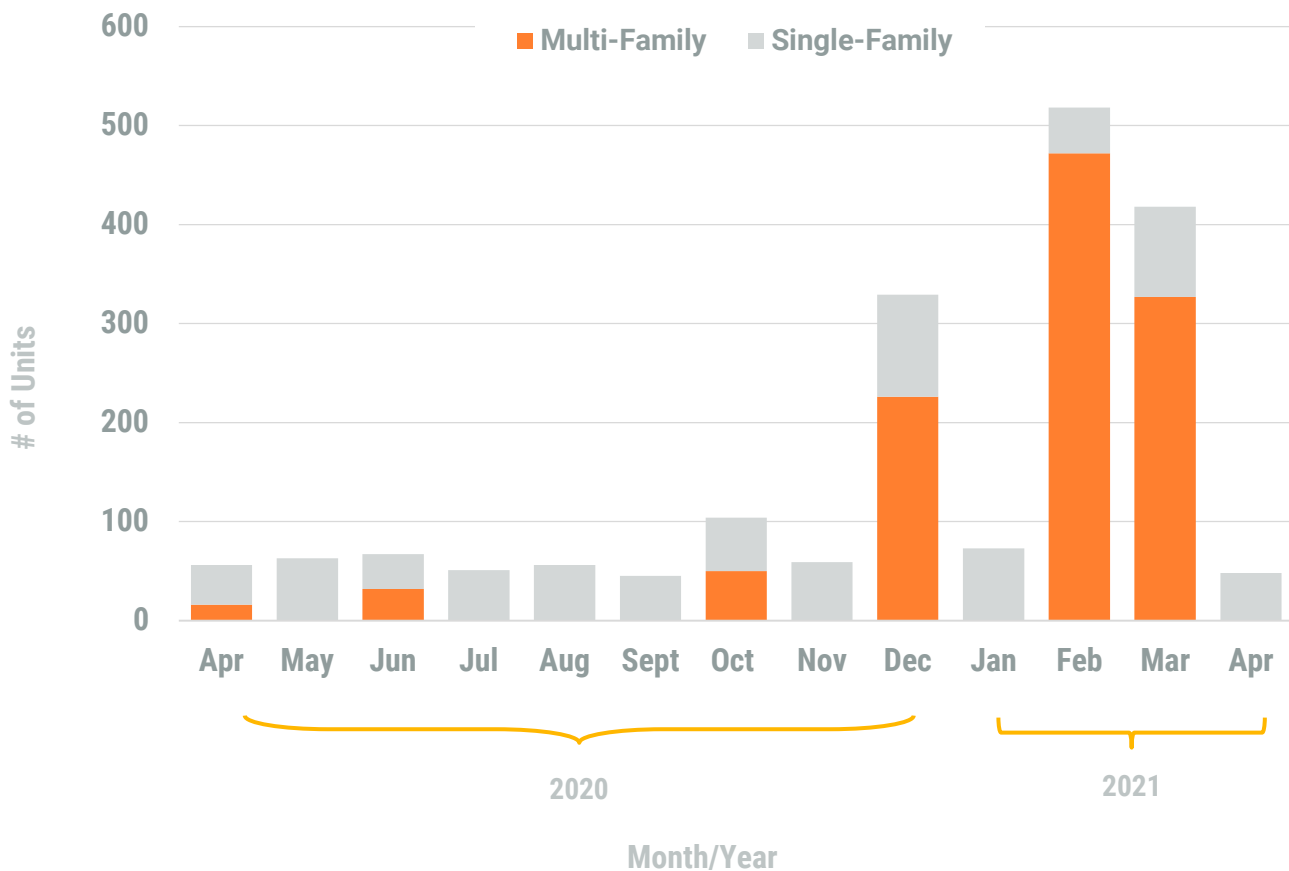


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

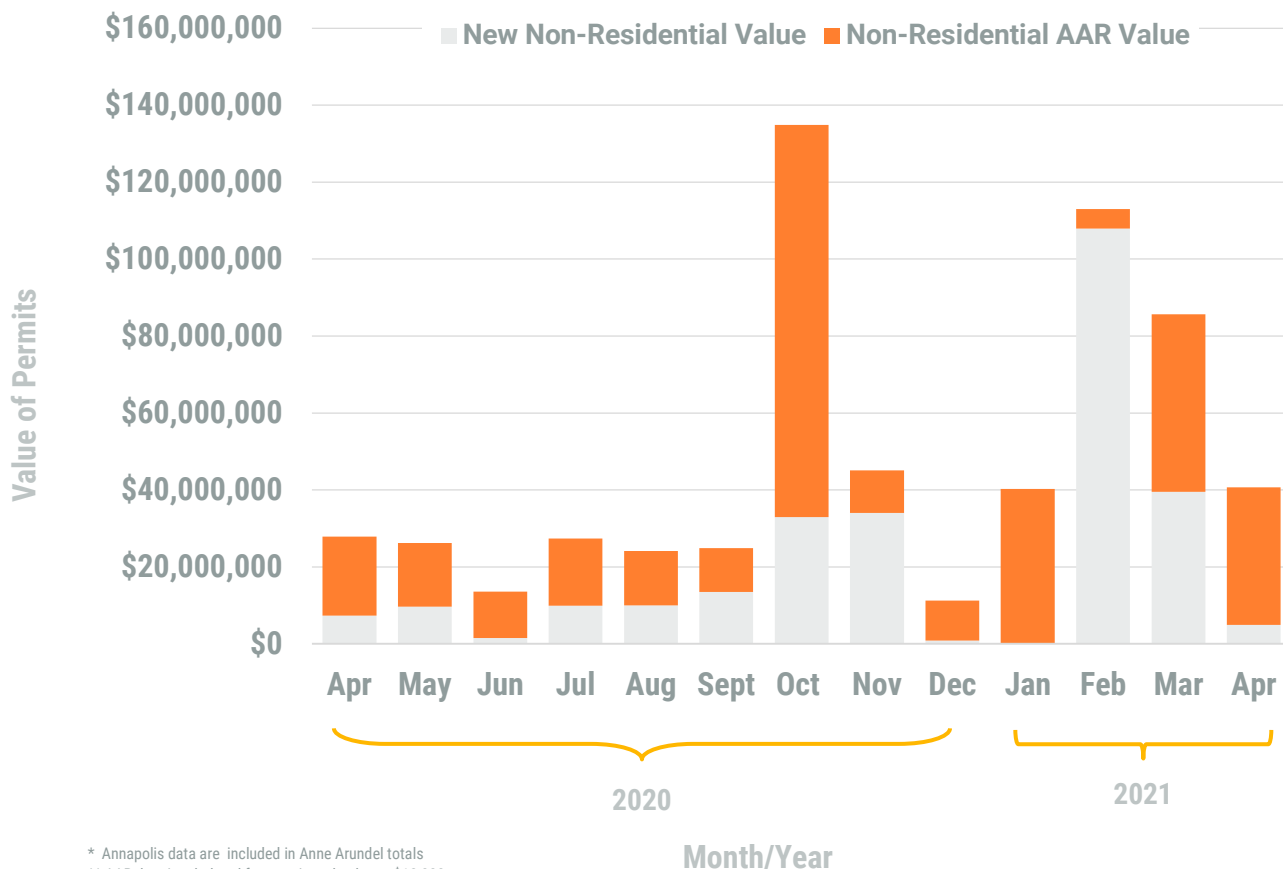
April, 2021

Howard County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$4,929,000	\$152,561,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$35,745,000	\$126,992,000

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



* 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



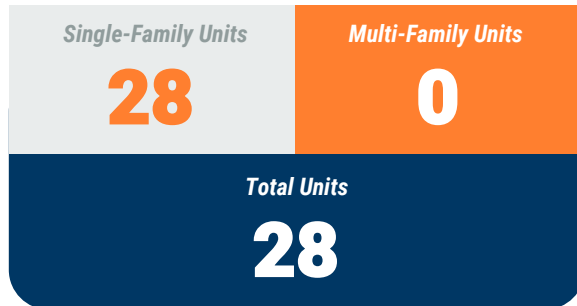
Building Activity Report

April, 2021

Queen Anne's County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

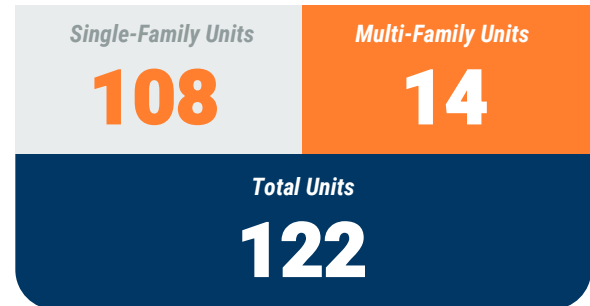
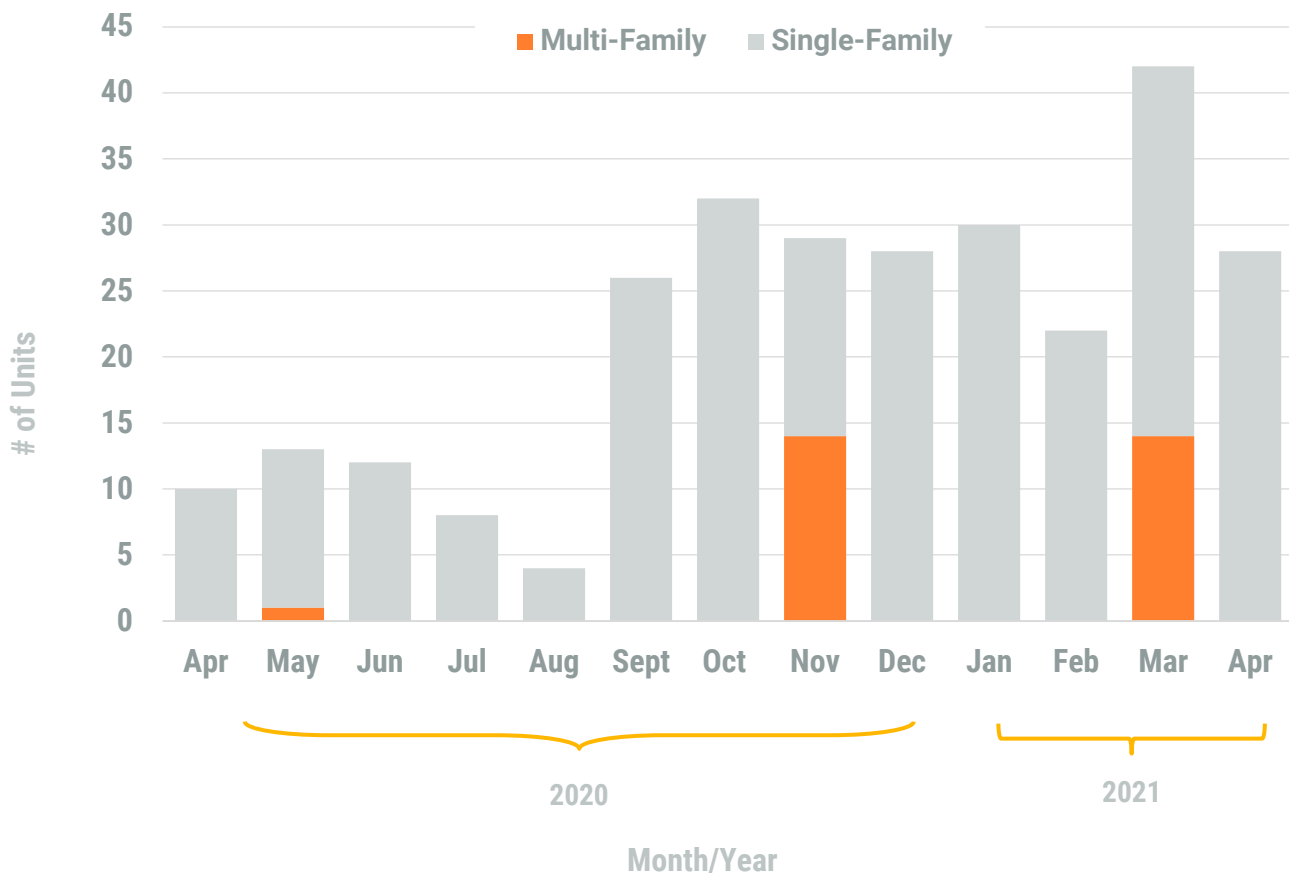


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

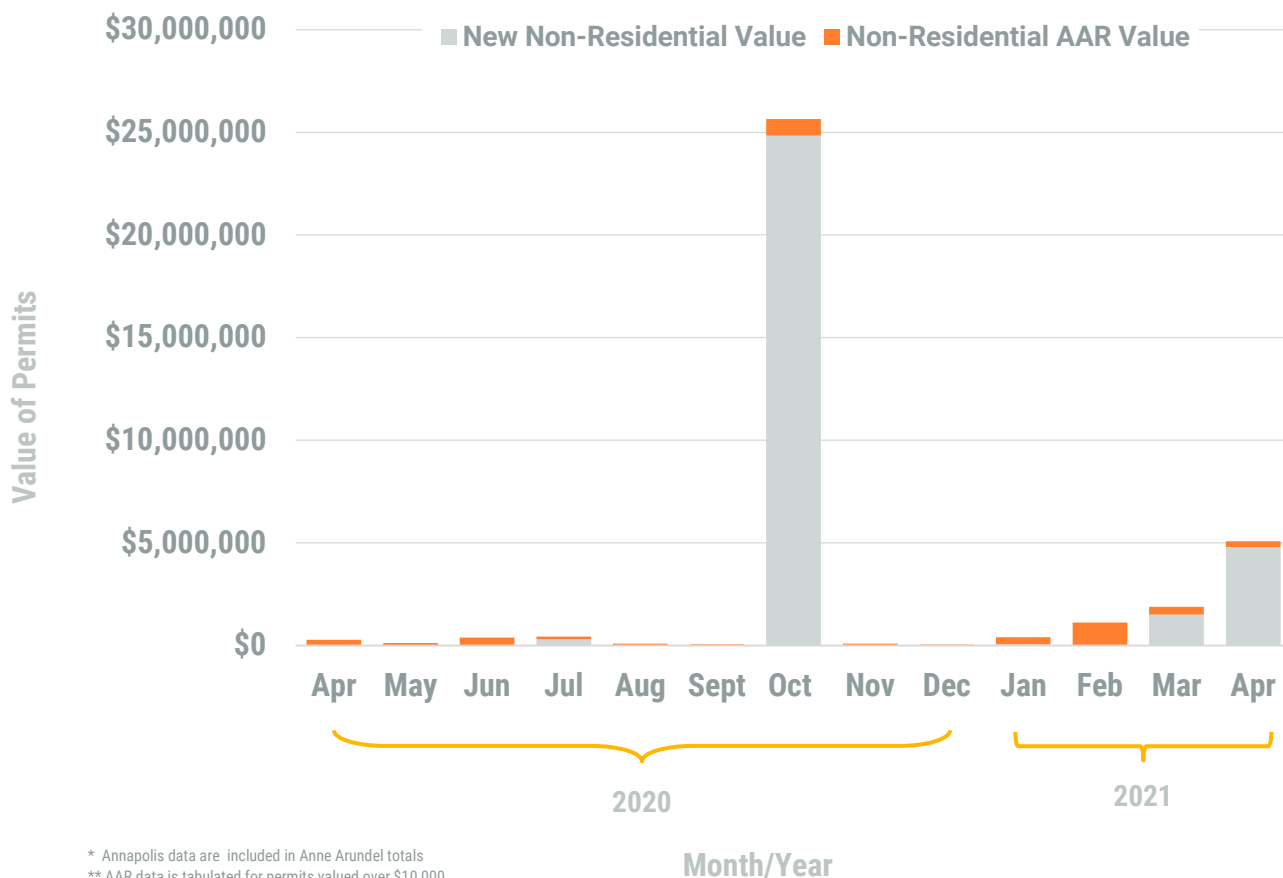
April, 2021

Queen Anne's County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$4,800,000	\$6,350,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$271,000	\$2,117,000

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



* 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

April, 2021

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

Amount	County/City	Location	Description	Owner Name
\$ 27,928,349	Anne Arundel	Odenton	New 3-Sty High School	Anne Arundel Co
\$ 26,000,000	Baltimore	Towson/Loch Raven	New 10-Sty Hotel (224 Rms)	Towson Hotel LLC
\$ 8,706,955	Anne Arundel	Severna Park	New 2-Sty Elementary School	Board Of Education
\$ 4,600,000	Queen Anne's	Kent Island/Grasonville	New 2-Sty Club Hse, Fitness Ctr, Indr Pool, Comm Hall, HOA Ofcs (4 Seasons)	
\$ 3,800,000	Howard	Laurel	New Bldg Foundation "Emerson Data Center"	Laurel Building LLC
\$ 3,100,000	Baltimore	Perry Hall/White Marsh	New Private Preschool	Read King Commercial
\$ 1,800,000	Baltimore	Dundalk/Turners Station	New Bldg: Ofcs, Receiving, Maintenance Shop	Board Of Trustees-Dundalk Comm
\$ 1,499,040	Anne Arundel	Odenton	New Dugouts -Two Home Team, Two Away (for New HS)	Anne Arundel Co
\$ 1,361,000	Baltimore	Dundalk/Turners Station	New Banking Ctr	Qh Merritt LLC
\$ 1,129,000	Howard	Laurel	New Water Pumping Station Bldg and Equip	Howard Co Public Works
\$ 1,000,000	Harford	Aberdeen/Havre De Grace	New 3-Sty Stack-N-Store Bldg	Havre De Grace Mini Storage LLC
\$ 585,101	Anne Arundel	Odenton	New Fieldhouse/Concession Bldg (for New HS)	Anne Arundel Co
\$ 427,810	Carroll	Finksburg	New Storage Bldg w Ofc "140 Mini Storage"	Mab Family Partership Lp
\$ 400,000	Baltimore City	Clifton	New Modular Ofc Bldg	Grp, 1601 Edison LLC
\$ 300,000	Baltimore City	Govans/Northwood	New Mcdonald's Rstrnt Bldg	Mcb Northwood LLC
\$ 250,000	Baltimore	Edgemere	New Tarping Bldg	Tradeport Atlantic 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
\$ 20,000,000	Howard	Laurel	Int Alts: Nestle Dreyers Ice Cream/ Phase 1 / To Support 2 New Production Lines	Edys Grand Ice Cream
\$ 9,000,000	Baltimore City	Lower Park Heights	Add 2-Sty Bldg (Business Occupancy)	Sinai Parking Facility, LLC
\$ 8,058,000	Baltimore	Edgemere	Rplc Bulkhead long East Berth	Tradeport Atlantic LLC
\$ 7,303,409	Anne Arundel	Jessup/Severn	Rplc Elementary School	Anne Arundel County
\$ 6,191,250	Baltimore	Lutherville	Addtn	Brands Re LLC
\$ 5,048,375	Howard	Cooksville	Addtn, Partial Demo, Reno	Cattail Creek Country Club Inc
\$ 5,000,000	Howard	Columbia	Int Alts: Harriet Tubman Comm Ctr	Howard County
\$ 3,400,000	Baltimore City	Morrell Park	Int Alts	St. Agnes Hospital
\$ 3,000,000	Baltimore	Arbutus/Lansdowne	Addtn	Maryland Food Bank Inc
\$ 2,549,000	Baltimore City	Rosemont	Int/Ext Reno To Church	First Mt. Carmel Christian Com
\$ 2,000,000	Baltimore	Cockeysville/Timonium	Int Alts: Add Clean Rm Spce to Produce Ventilation Equip	Welltower Om Group LLC
\$ 1,600,000	Baltimore	Towson/Loch Raven	Int Alts: Partitns, Stud, Ceiling Grid/Tile, ADA Restrms, Finishes, Fixtures	Greater Baltimore Medical Cent
\$ 1,500,000	Baltimore	Lutherville	Int/Ext Alts: Stud, Partitns, Ceiling Grid/Tile, Rstrms, HVAC, Fixturs, Finishes, Storefrnt	Allegiance Inc
\$ 1,468,836	Baltimore	Chase/Bowleys Quarters	Int Alts: Instl Conveyor Sys	Western I 95 DC LLC
\$ 1,300,000	Howard	Columbia	Int Alts- Flrs 7,8,9: Enterprise Community Partners	70 CC LLC C/O Howard Hughes
\$ 1,140,000	Baltimore	Towson/Loch Raven	Const Pump House	University Of Maryland St Jose
\$ 1,000,000	Baltimore	Towson/Loch Raven	Int Alts: Partitns, Stud, HVAC, Kitch, Ceiling Grid/Tile, Fixture, Finish	Fund Iv/Radio Park LLC

Source: Building Permit Data System at the Baltimore Metropolitan Council



Appendix

April, 2021

Table 1a. Residential Construction Activity

	Single-Family Units				Multi-Family Units				Total Units			
	April 2020	April 2021	YTD 2020	YTD 2021	April 2020	April 2021	YTD 2020	YTD 2021	April 2020	April 2021	YTD 2020	YTD 2021
Anne Arundel	145	199	633	588	-	2	24	12	145	201	657	600
Annapolis*	(2)	(1)	(10)	(7)	-	(2)	-	(2)	(2)	(3)	(10)	(9)
Baltimore City	3	20	24	30	290	-	444	671	293	20	468	701
Baltimore	44	78	223	391	-	-	267	10	44	78	490	401
Carroll	27	20	102	197	-	-	-	-	27	20	102	197
Harford	42	50	252	190	56	-	80	-	98	50	332	190
Howard	40	48	185	258	16	-	151	799	56	48	336	1,057
Queen Annes	10	28	57	108	-	-	-	14	10	28	57	122
Region	311	443	1,476	1,762	362	2	966	1,506	673	445	2,442	3,268
Regional Change 2020-2021		132		286		(360)		540		(228)		826
As a Percent		42.4%		19.4%		-99.4%		55.9%		-33.9%		33.8%

	Number of AAR Permits**				Value of New Residential Construction Activity (thousands of dollars)				Value of Additions, Alterations and Repairs (thousands of dollars)			
	April 2020	April 2021	YTD 2020	YTD 2021	April 2020	April 2021	YTD 2020	YTD 2021	April 2020	April 2021	YTD 2020	YTD 2021
Anne Arundel	109	217	545	925	25,656	40,224	114,220	116,364	6,060	9,013	28,727	47,875
Annapolis*	(20)	(47)	(73)	(236)	(1,216)	1,225	(4,619)	2,439	(1,031)	(1,961)	(4,900)	(17,795)
Baltimore City	101	151	391	503	1,340	2,315	29,487	4,155	39,527	25,907	61,881	50,316
Baltimore	58	225	444	594	12,205	18,762	56,153	90,511	2,803	11,537	28,881	31,519
Carroll	42	118	122	350	6,243	5,552	21,280	42,562	1,562	4,797	3,877	13,863
Harford	3	13	13	35	18,657	14,323	70,446	57,524	40	831	954	1,421
Howard	103	190	351	571	9,410	11,426	55,211	66,895	4,074	7,081	13,185	24,664
Queen Annes	5	1	21	18	2,149	7,767	12,200	27,024	272	51	1,431	1,092
Region	421	915	1,887	2,996	75,660	100,369	358,997	405,035	54,338	59,217	138,936	170,750
Regional Change 2020-2021		494		1,109		24,709		46,038		4,879		31,814
As a Percent		117.3%		58.8%		32.7%		12.8%		9.0%		22.9%

* 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



Appendix

April, 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)			
	April 2020	April 2021	YTD 2020	YTD 2021	April 2020	April 2021	YTD 2020	YTD 2021	April 2020	April 2021	YTD 2020	YTD 2021
Anne Arundel	75	97	383	376	3,847	39,104	13,728	40,774	15,744	14,438	58,181	85,627
Annapolis*	(21)	(13)	(73)	(54)	(75)	(160)	(75)	(160)	(3,405)	(1,004)	(12,009)	(6,419)
Baltimore City	54	43	225	194	943	700	88,958	96,950	30,601	22,003	147,317	92,848
Baltimore	74	124	423	368	200	32,511	55,930	293,142	103,620	38,244	252,995	133,156
Carroll	10	18	24	61	72	887	1,639	1,286	5,364	602	7,156	4,761
Harford	7	6	12	24	905	1,421	3,415	1,421	7,428	765	7,663	9,770
Howard	47	36	167	149	7,379	4,929	13,379	152,561	20,508	35,745	102,644	126,992
Queen Annes	6	6	16	23	-	4,800	900	6,350	276	271	663	2,117
Region	273	330	1,250	1,195	13,346	84,352	177,949	592,484	183,541	112,068	576,619	455,271
Regional Change 2020-2021		57		(55)		71,006		414,535		(71,473)		(121,348)
As a Percent		20.9%		-4.4%		532.0%		233.0%		-38.9%		-21.0%

Table 1c. Mixed-Use Construction Activity

	Number of Residential Units in Mixed-Use Permits				Value of Mixed-Use Construction Activity (thousands of dollars)			
	April 2020	April 2021	YTD 2020	YTD 2021	April 2020	April 2021	YTD 2020	YTD 2021
Anne Arundel	-	-	-	-	-	-	-	-
Annapolis*	-	-	-	-	-	-	-	-
Baltimore City	275	-	314	671	60,000	-	65,305	151,000
Baltimore	-	-	231	-	-	-	60,000	-
Carroll	-	-	-	-	-	-	-	-
Harford	-	-	-	-	-	-	-	-
Howard	-	-	-	472	-	-	-	5,500
Queen Annes	-	-	-	-	-	-	-	-
Region	275	-	545	1,143	60,000	-	125,305	156,500
Regional Change 2020-2021		(275)		598		(60,000)		31,195
As a Percent		-100.0%		109.7%		-100.0%		24.9%

* 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.

METROPOLITAN



Building Activity Report

April, 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.

The preparation of this document has been financed through funds provided by the U.S. Department of Transportation, (the Federal Highway Administration, and the Federal Transit Administration) with matching shares provided by the Maryland Department of Transportation and the Baltimore Metropolitan Council.

The Baltimore Regional Transportation Board operates its programs and services without regard to race, color, or national origin in accordance with Title VI of the Civil Rights Act of 1964, and other applicable laws.



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