

REPORT

# Metropolitan Building Activity Report

February 2023



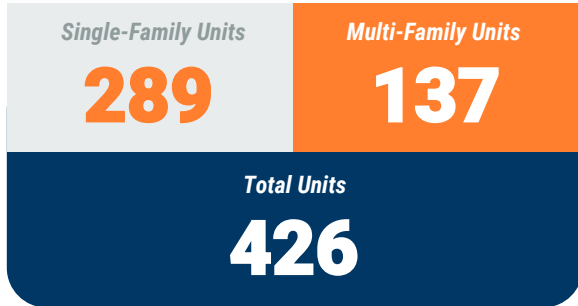
# Building Activity Report

February, 2023

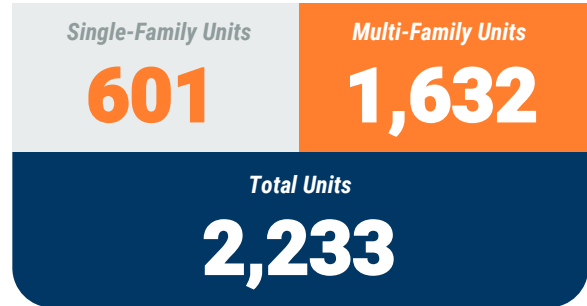
Region

## Residential Construction Overview

### MONTHLY UNIT TOTAL

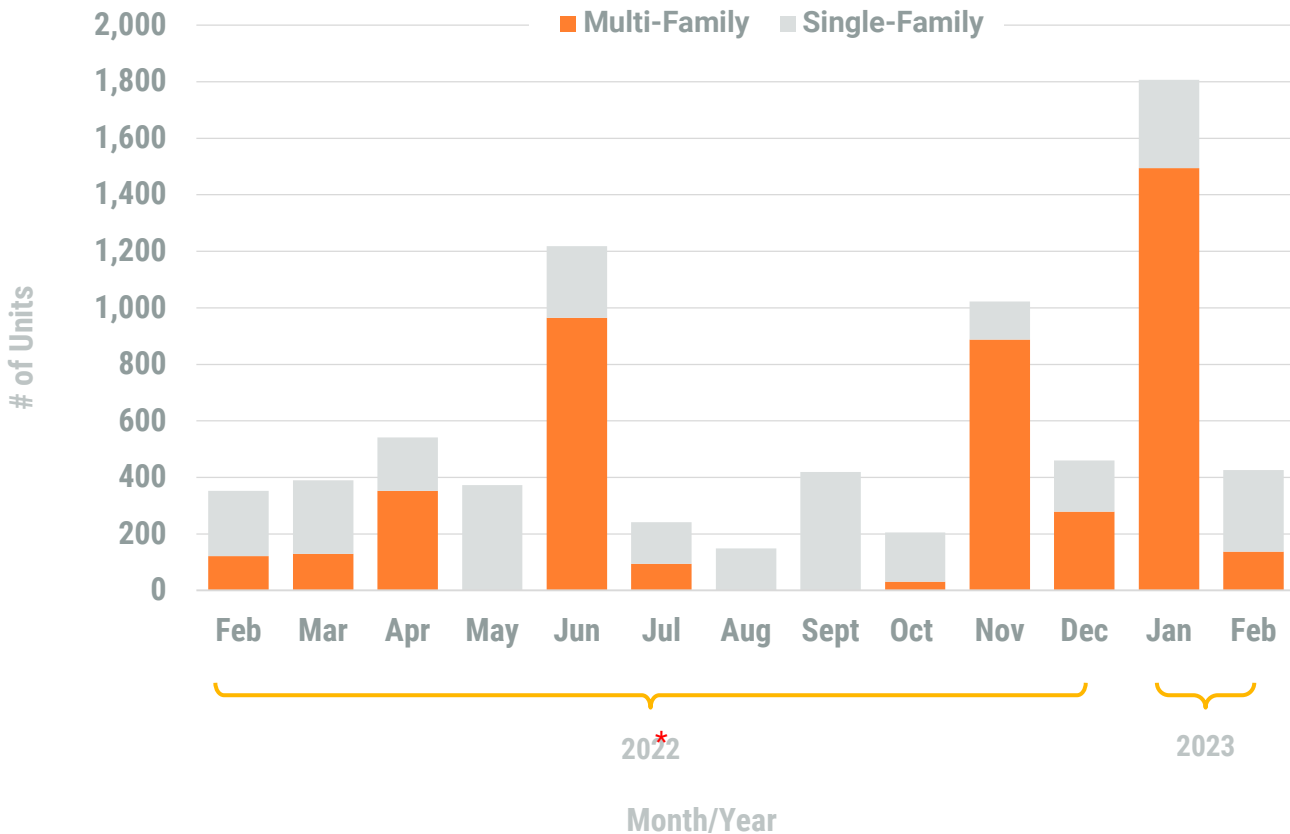


### YEAR-TO-DATE UNIT TOTAL



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

\*Chart excludes Baltimore County from 2022 regional totals. Due to a change in software at Baltimore County, permit information was not available.\*





# Building Activity Report

February, 2023

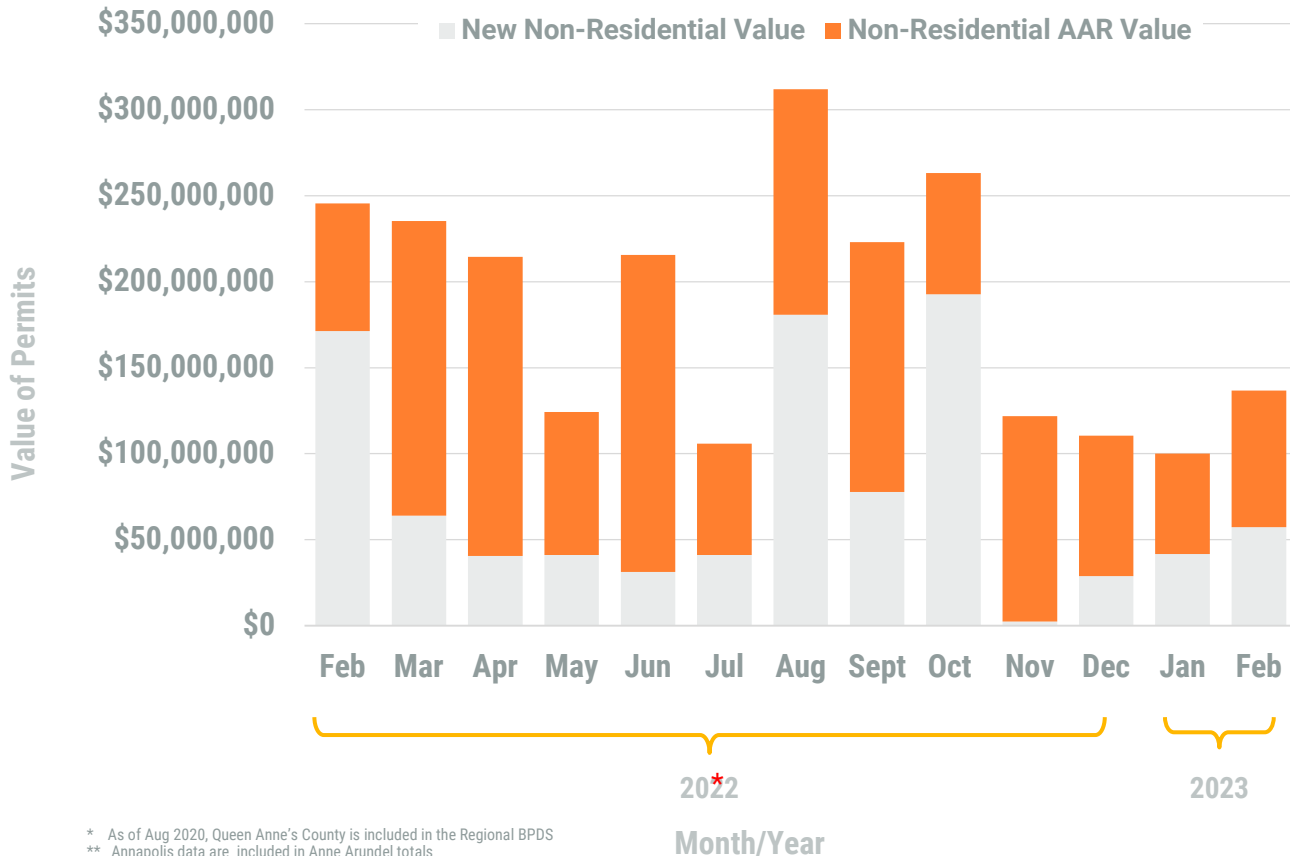
Region

## Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
<b>New NON-RESIDENTIAL</b>	<b>\$57,289,000</b>	<b>\$98,844,000</b>
<b>AARs NON-RESIDENTIAL</b> <i>Alterations, Additions, Repairs (AARs)</i>	<b>\$79,418,000</b>	<b>\$140,120,000</b>

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

\*Chart excludes Baltimore County from 2022 regional totals. Due to a change in software at Baltimore County, permit information was not available.\*



\* 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



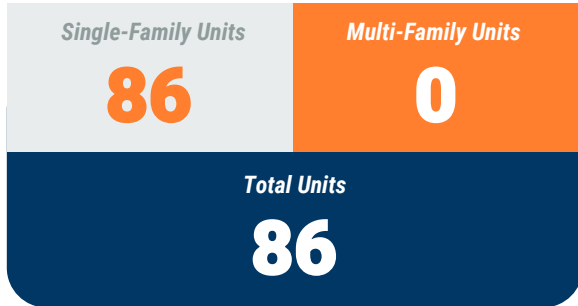
# Building Activity Report

February, 2023

Anne Arundel County

## Residential Construction Overview

### MONTHLY UNIT TOTAL



### YEAR-TO-DATE UNIT TOTAL

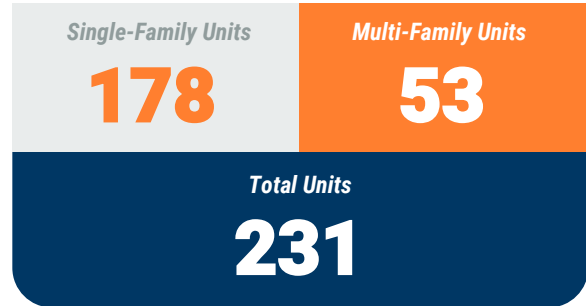
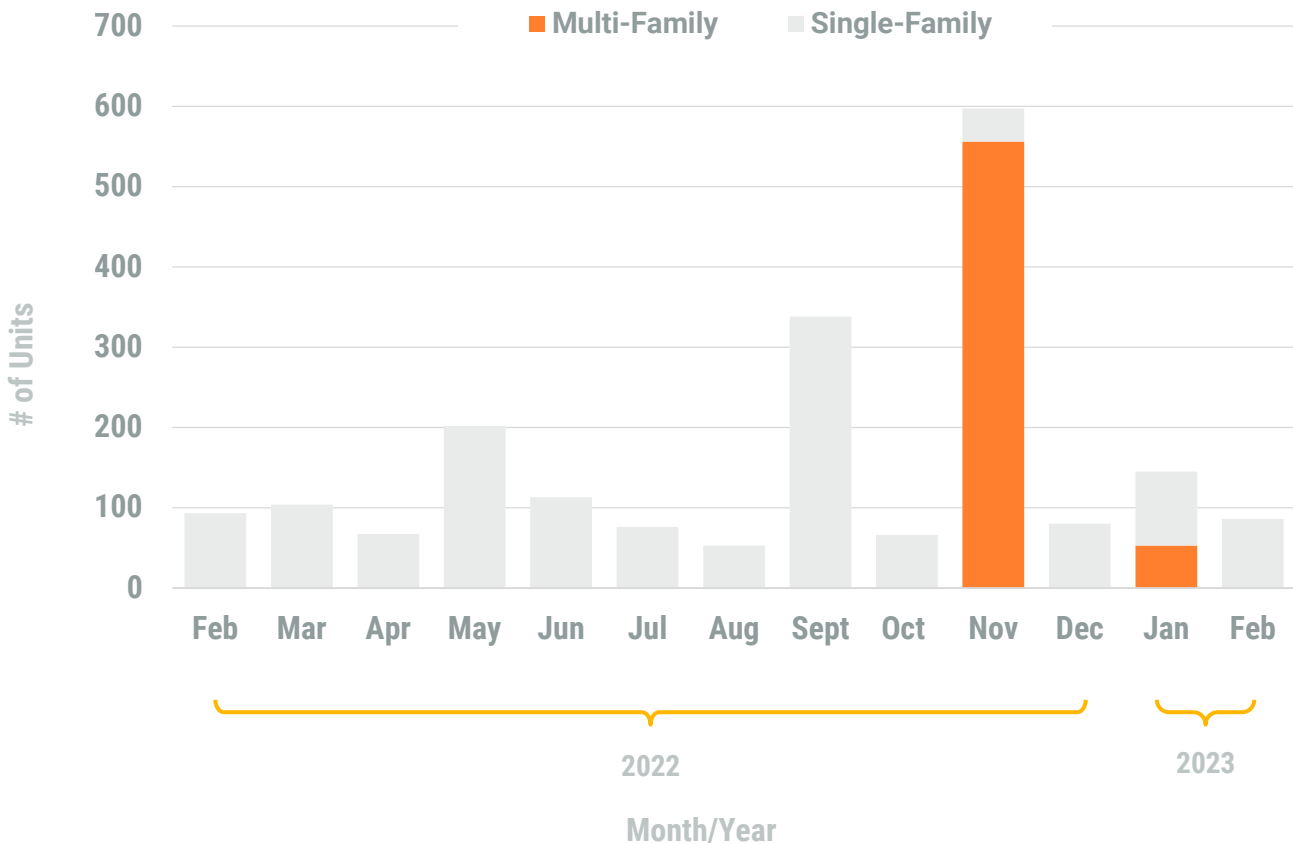


Exhibit 1: New Residential Unit Permit Activity (13-Month)





# Building Activity Report

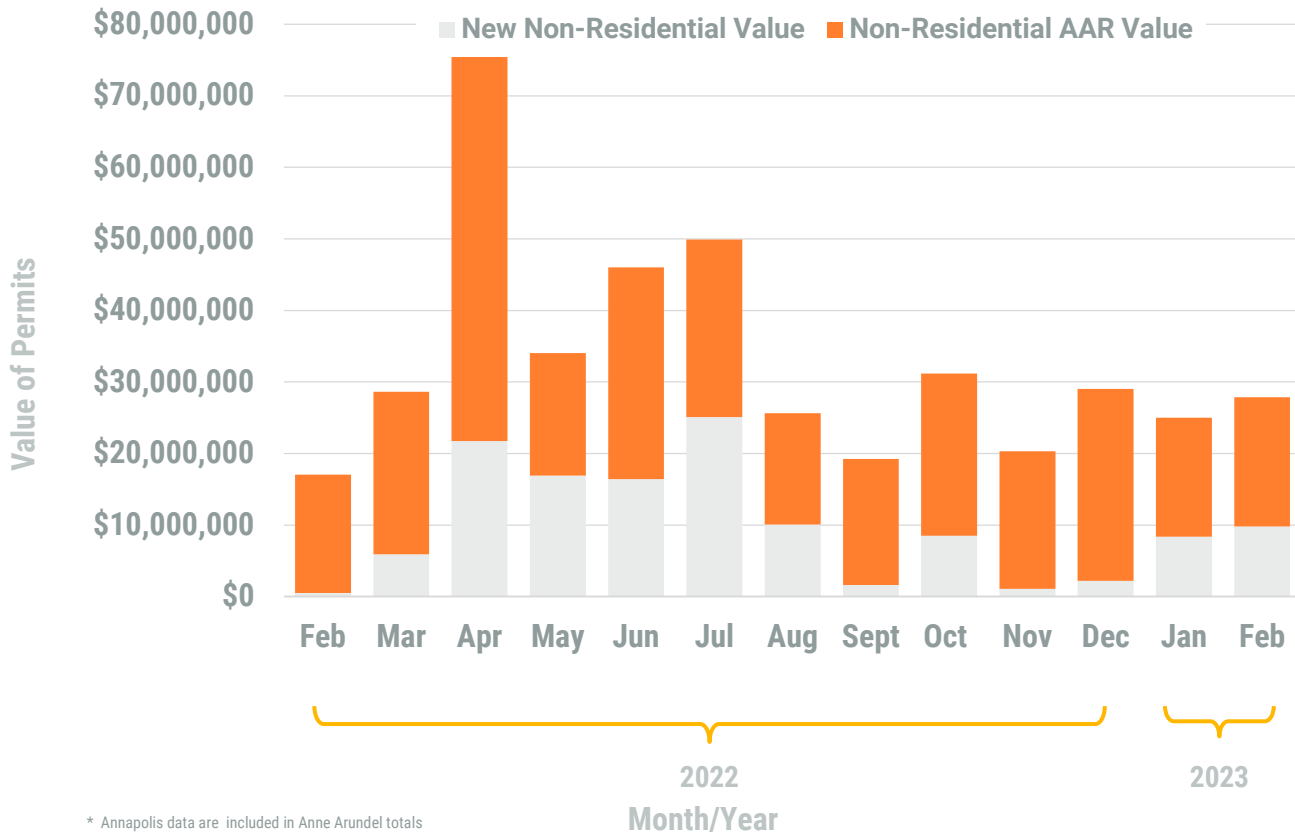
February, 2023

Anne Arundel County

## Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
<b>New NON-RESIDENTIAL</b>	<b>\$9,800,000</b>	<b>\$18,169,000</b>
<b>AARs NON-RESIDENTIAL</b> <i>Alterations, Additions, Repairs (AARs)</i>	<b>\$18,591,000</b>	<b>\$37,508,000</b>

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



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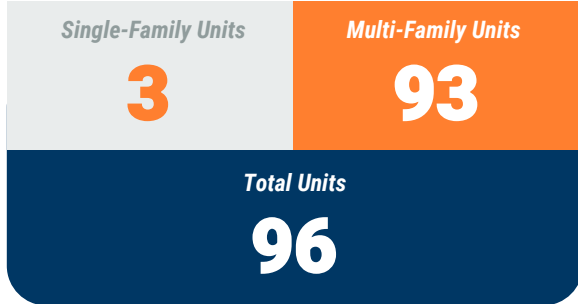
# Building Activity Report

February, 2023

Baltimore City

## Residential Construction Overview

### MONTHLY UNIT TOTAL



### YEAR-TO-DATE UNIT TOTAL

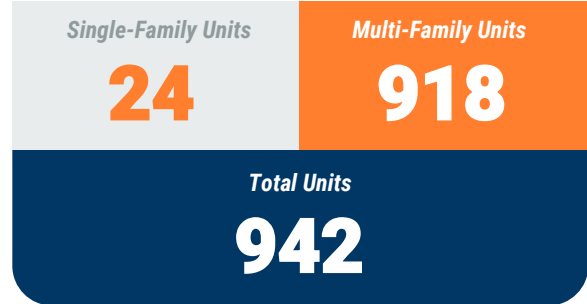
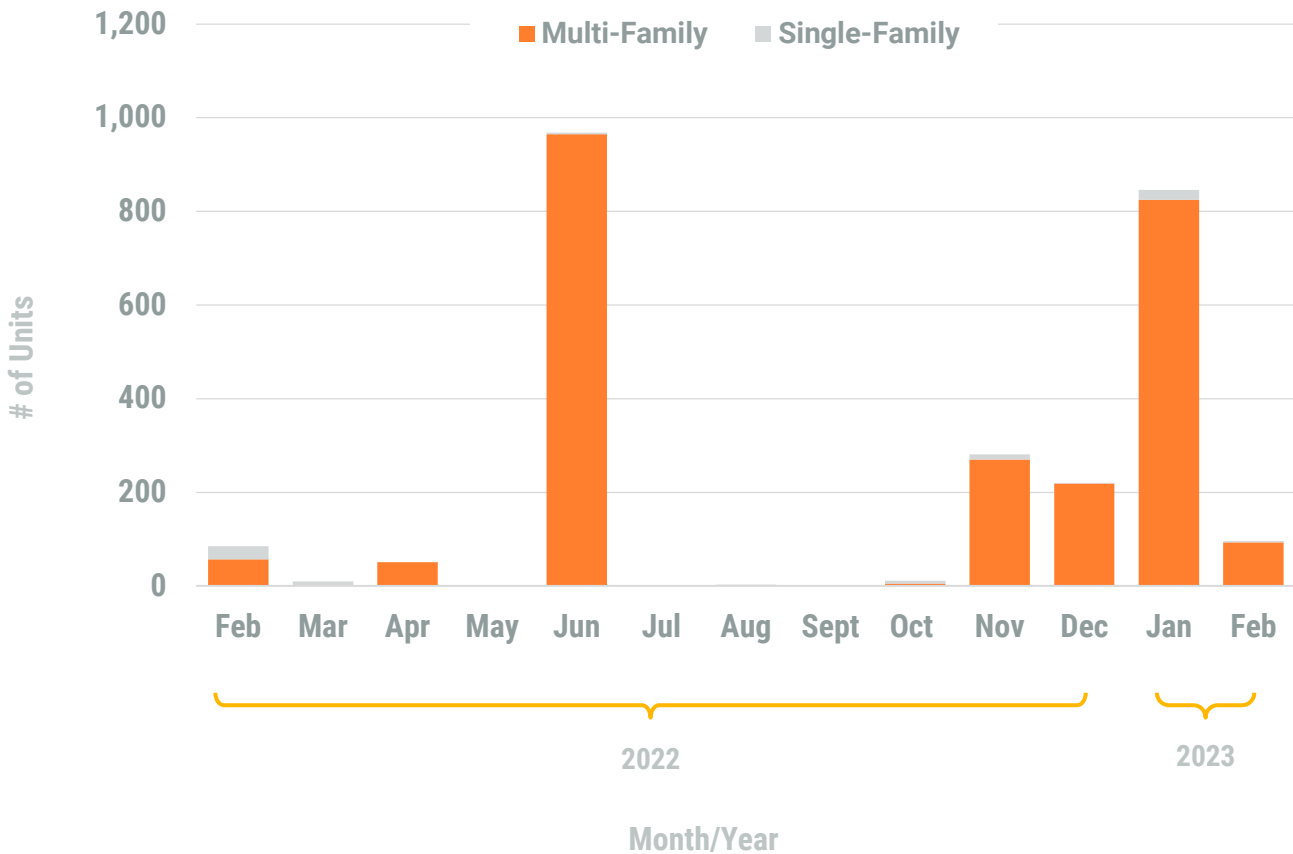


Exhibit 1: New Residential Unit Permit Activity (13-Month)





# Building Activity Report

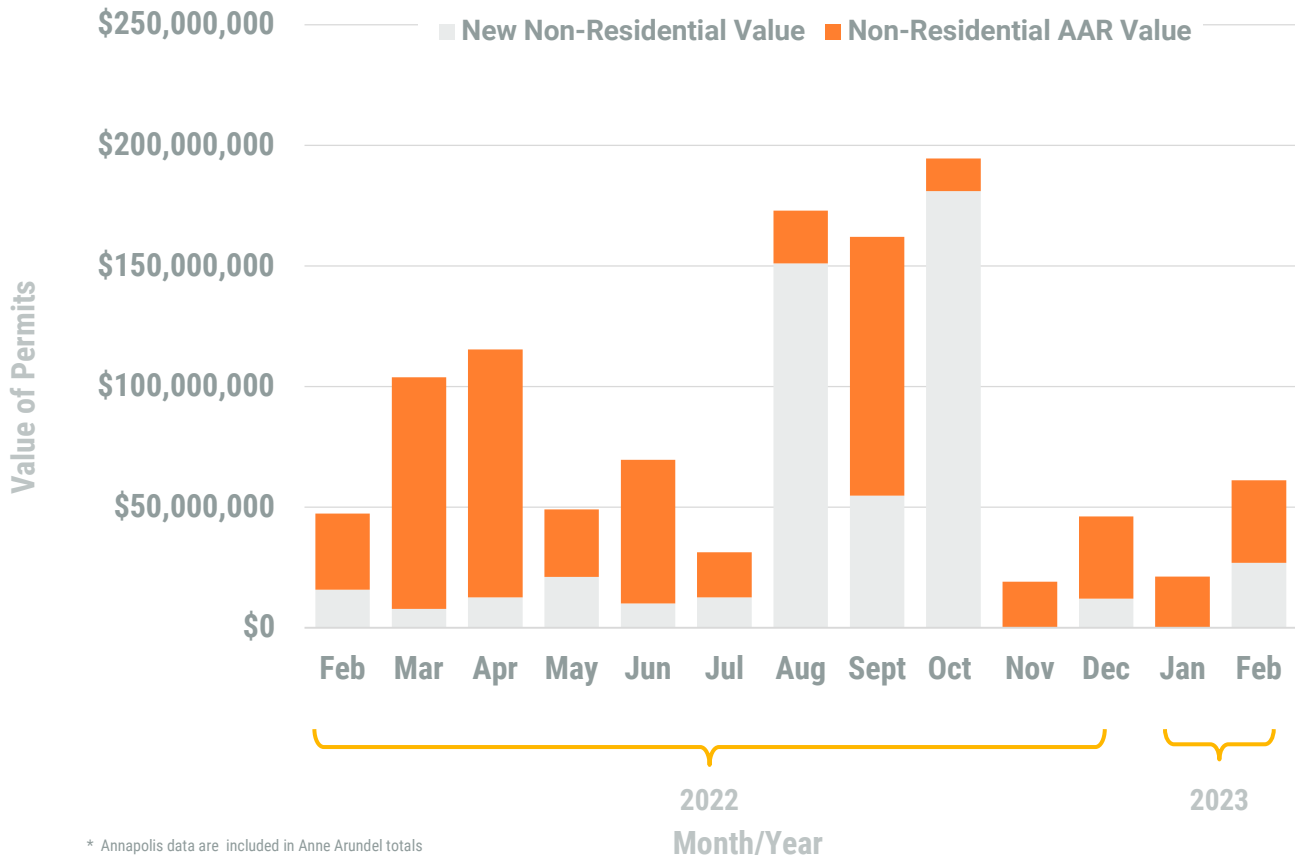
February, 2023

Baltimore City

## Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
<b>New NON-RESIDENTIAL</b>	<b>\$26,919,000</b>	<b>\$26,919,000</b>
<b>AARs NON-RESIDENTIAL</b> <i>Alterations, Additions, Repairs (AARs)</i>	<b>\$34,206,000</b>	<b>\$55,377,000</b>

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



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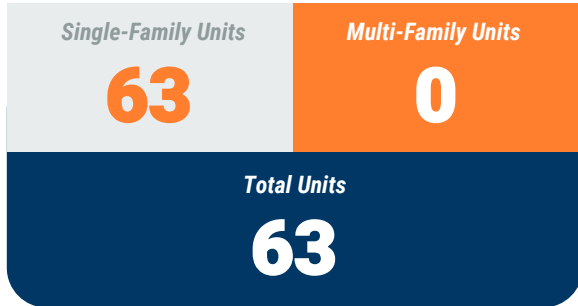
# Building Activity Report

February, 2023

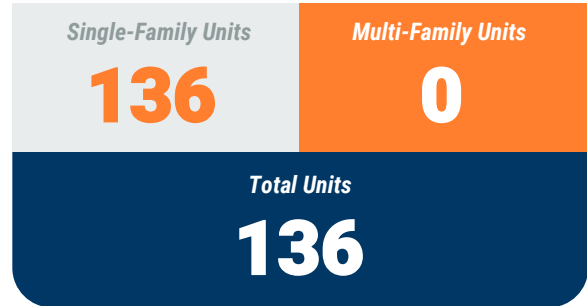
Baltimore County

## Residential Construction Overview

### MONTHLY UNIT TOTAL

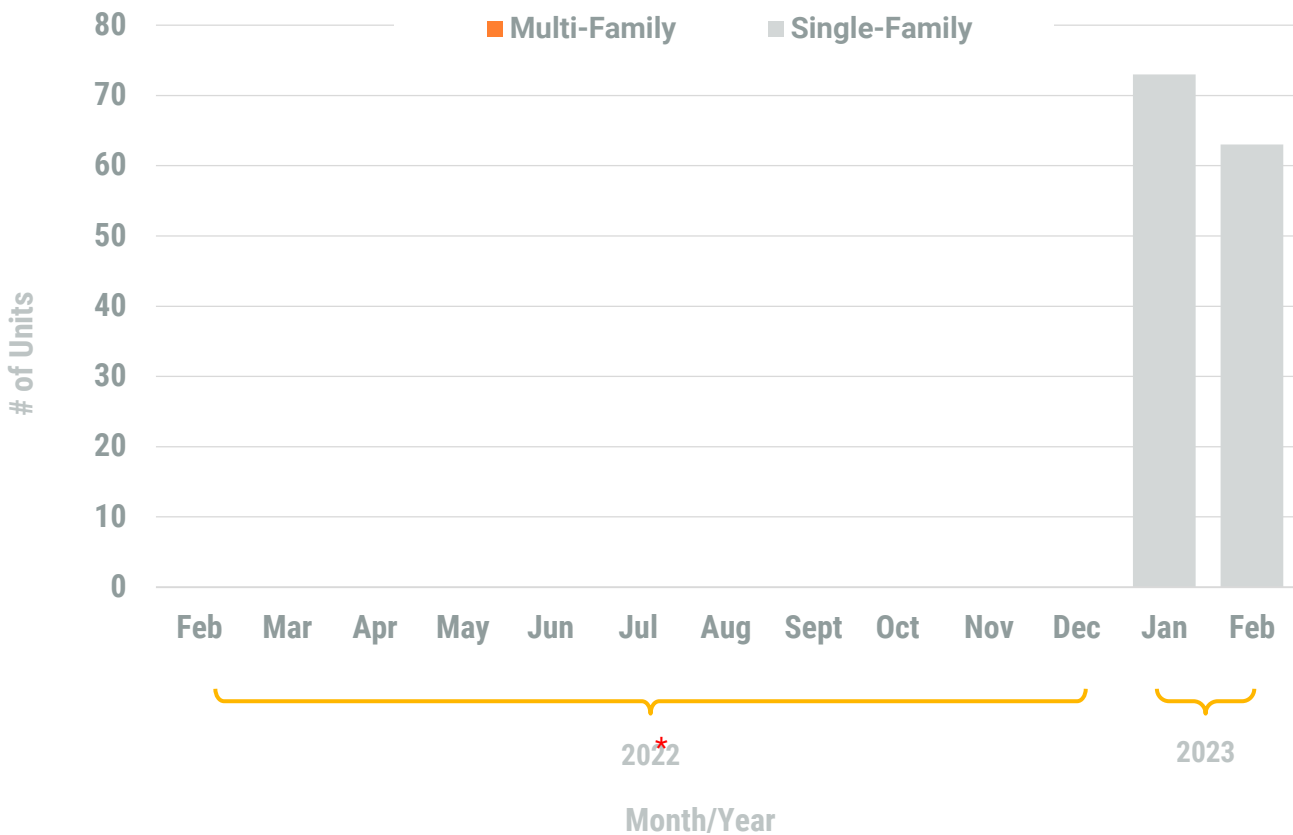


### YEAR-TO-DATE UNIT TOTAL



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

\*Chart excludes data in 2022. Due to a change in software at Baltimore County, permit information was not available.\*







# Building Activity Report

February, 2023

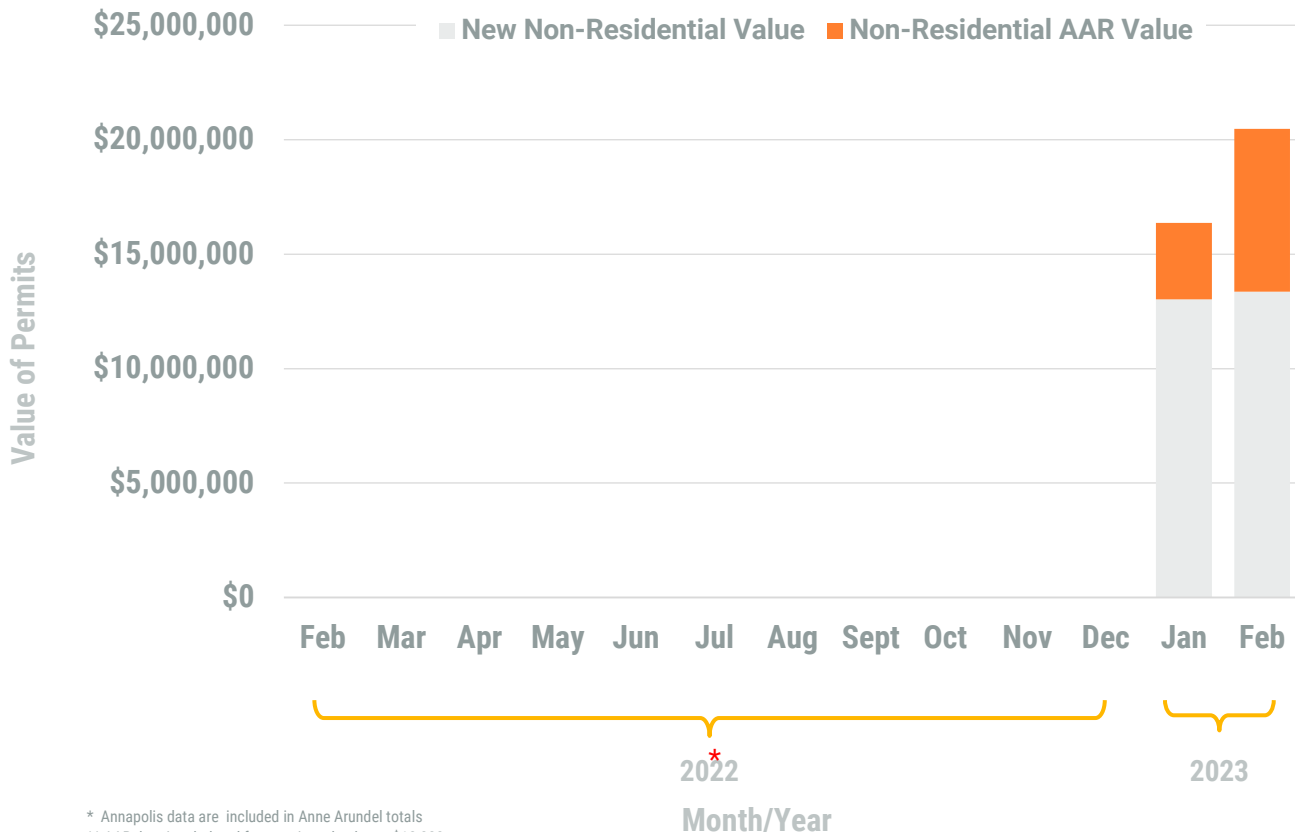
Baltimore County

## Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
<b>New NON-RESIDENTIAL</b>	<b>\$13,363,000</b>	<b>\$26,383,000</b>
<b>AARs NON-RESIDENTIAL</b> <i>Alterations, Additions, Repairs (AARs)</i>	<b>\$7,105,000</b>	<b>\$10,451,000</b>

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

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\* Annapolis data are included in Anne Arundel totals  
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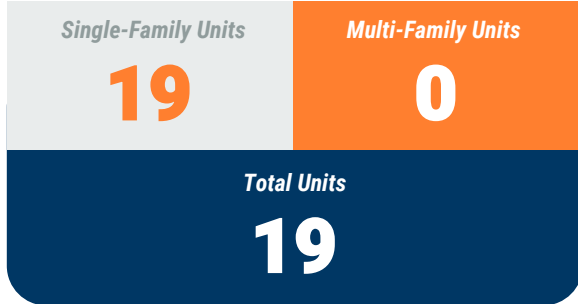
# Building Activity Report

February, 2023

Carroll County

## Residential Construction Overview

### MONTHLY UNIT TOTAL



### YEAR-TO-DATE UNIT TOTAL

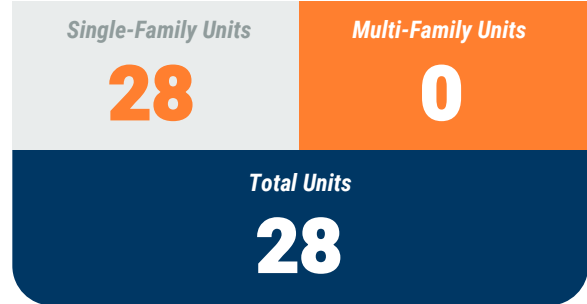
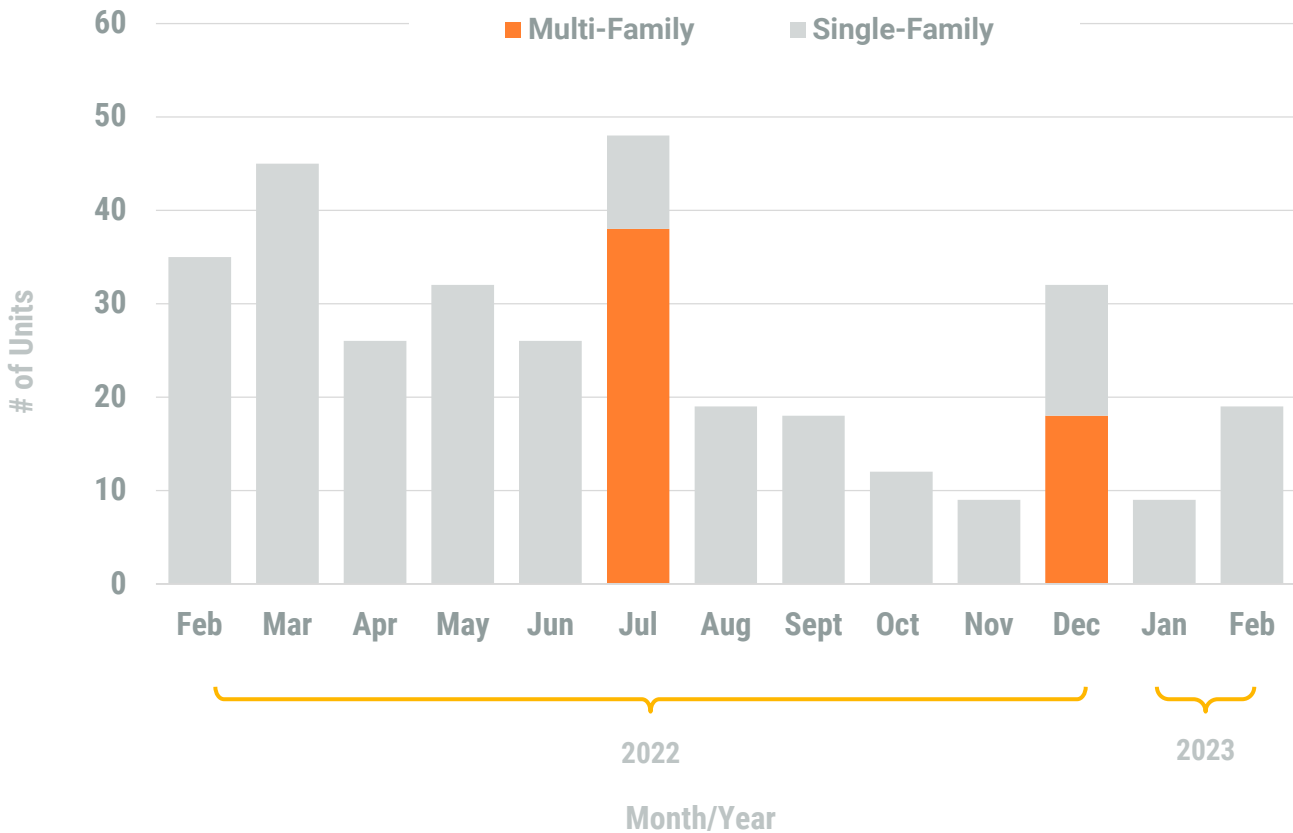


Exhibit 1: New Residential Unit Permit Activity (13-Month)





# Building Activity Report

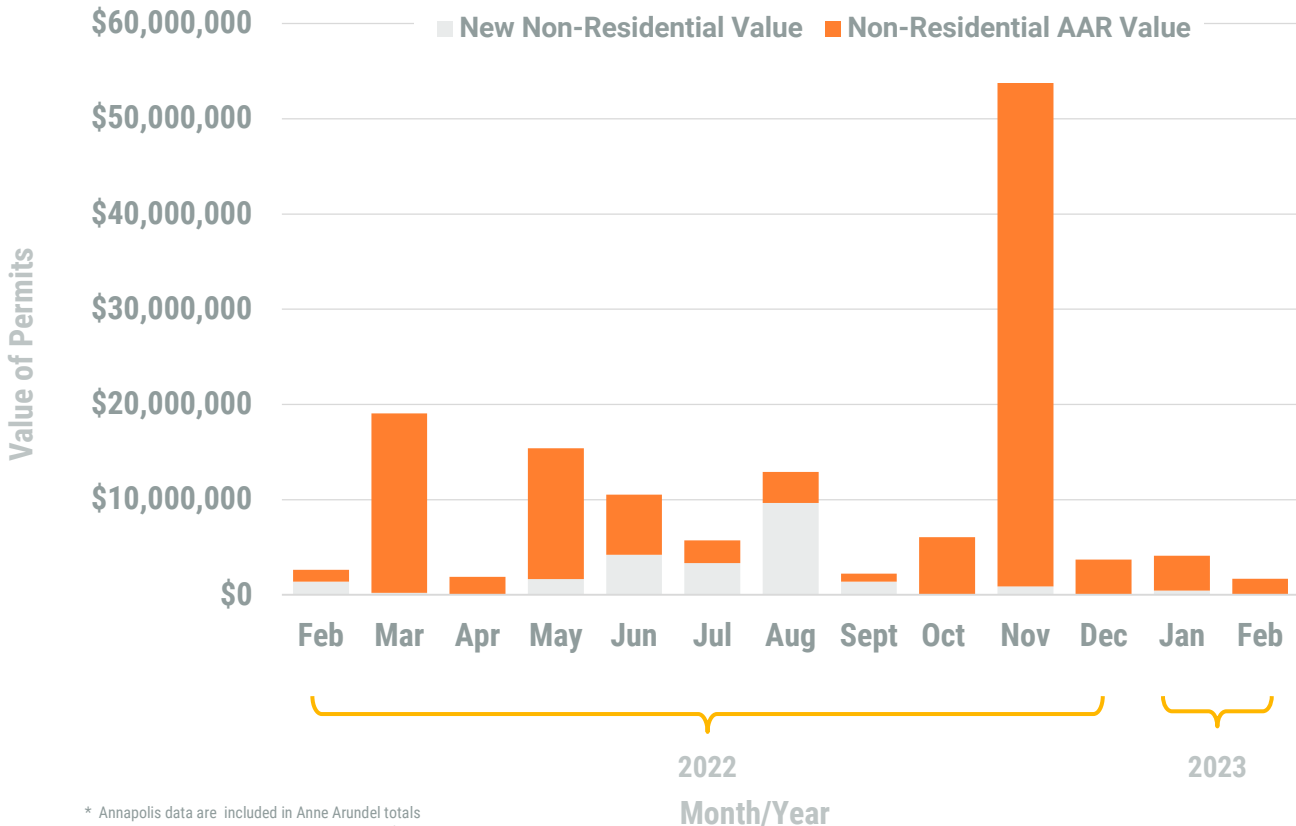
February, 2023

Carroll County

## Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
<b>New NON-RESIDENTIAL</b>	<b>\$0</b>	<b>\$456,000</b>
<b>AARs NON-RESIDENTIAL</b> <i>Alterations, Additions, Repairs (AARs)</i>	<b>\$1,678,000</b>	<b>\$5,319,000</b>

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



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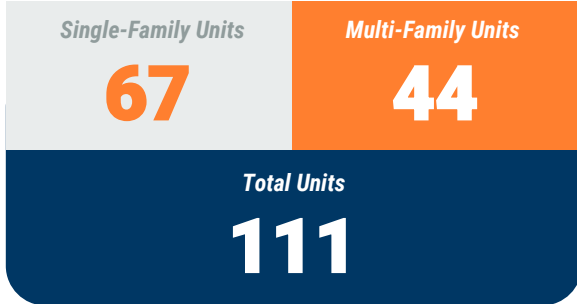
# Building Activity Report

February, 2023

Harford County

## Residential Construction Overview

### MONTHLY UNIT TOTAL



### YEAR-TO-DATE UNIT TOTAL

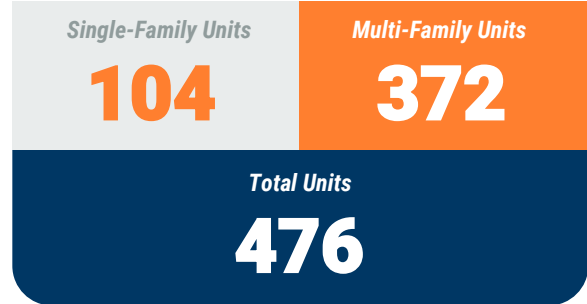
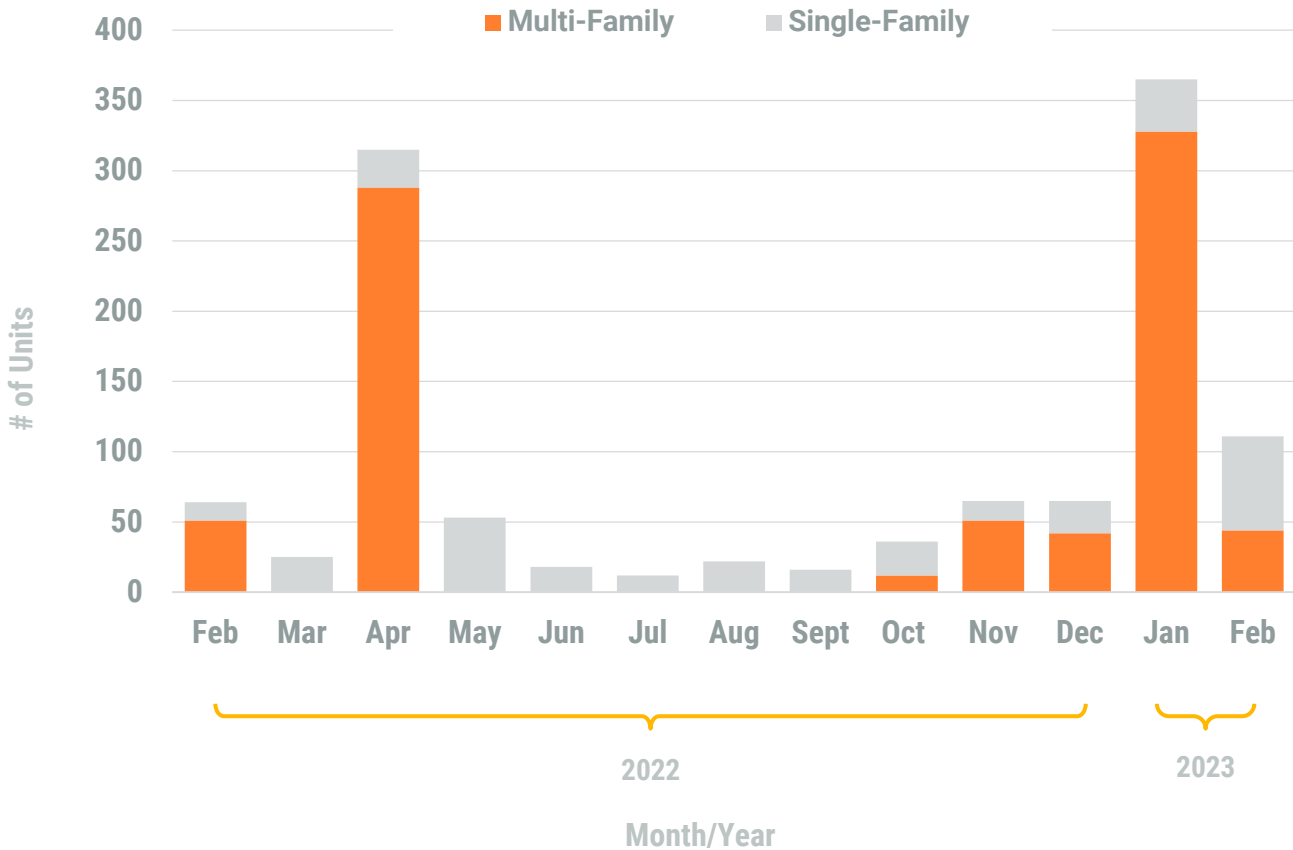


Exhibit 1: New Residential Unit Permit Activity (13-Month)





# Building Activity Report

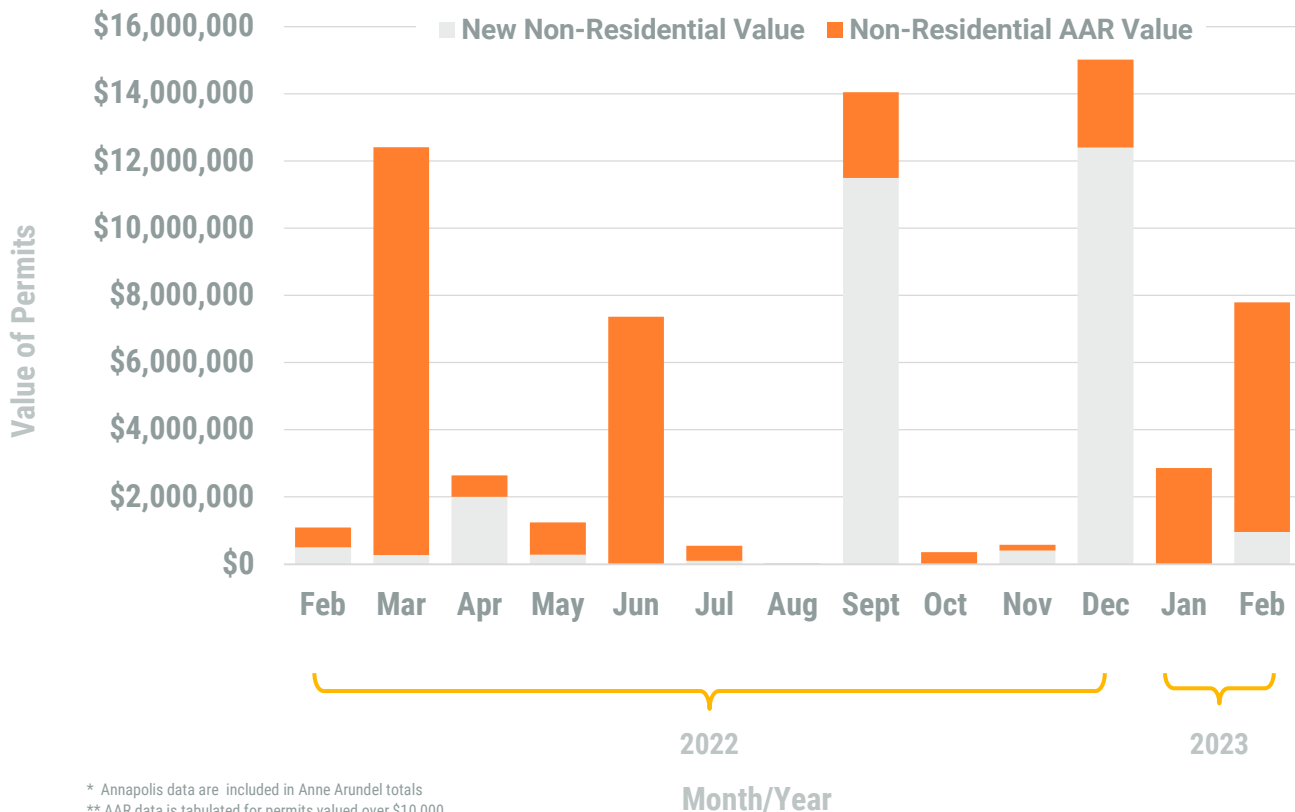
February, 2023

Harford County

## Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
<b>New NON-RESIDENTIAL</b>	<b>\$958,000</b>	<b>\$958,000</b>
<b>AARs NON-RESIDENTIAL</b> <i>Alterations, Additions, Repairs (AARs)</i>	<b>\$6,834,000</b>	<b>\$9,695,000</b>

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



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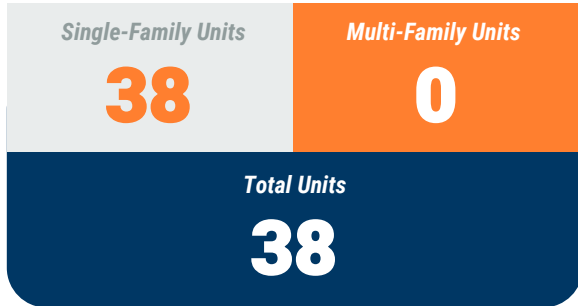
# Building Activity Report

February, 2023

Howard County

## Residential Construction Overview

### MONTHLY UNIT TOTAL



### YEAR-TO-DATE UNIT TOTAL

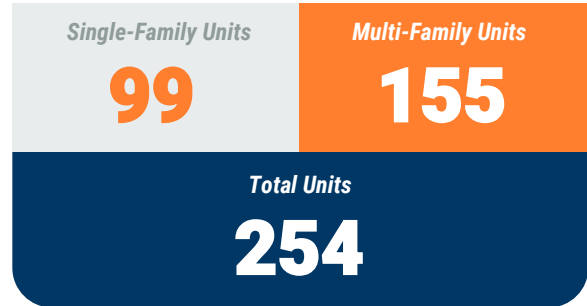
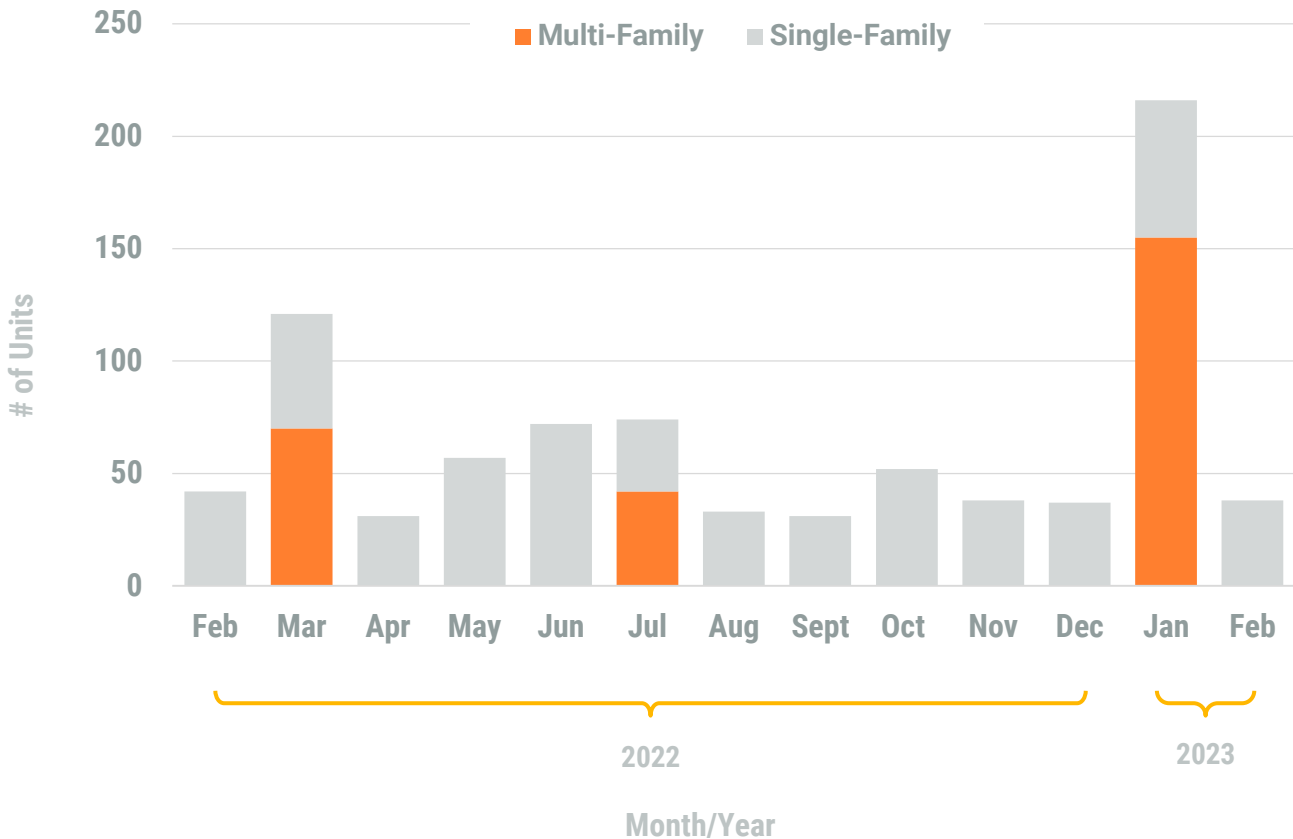


Exhibit 1: New Residential Unit Permit Activity (13-Month)





# Building Activity Report

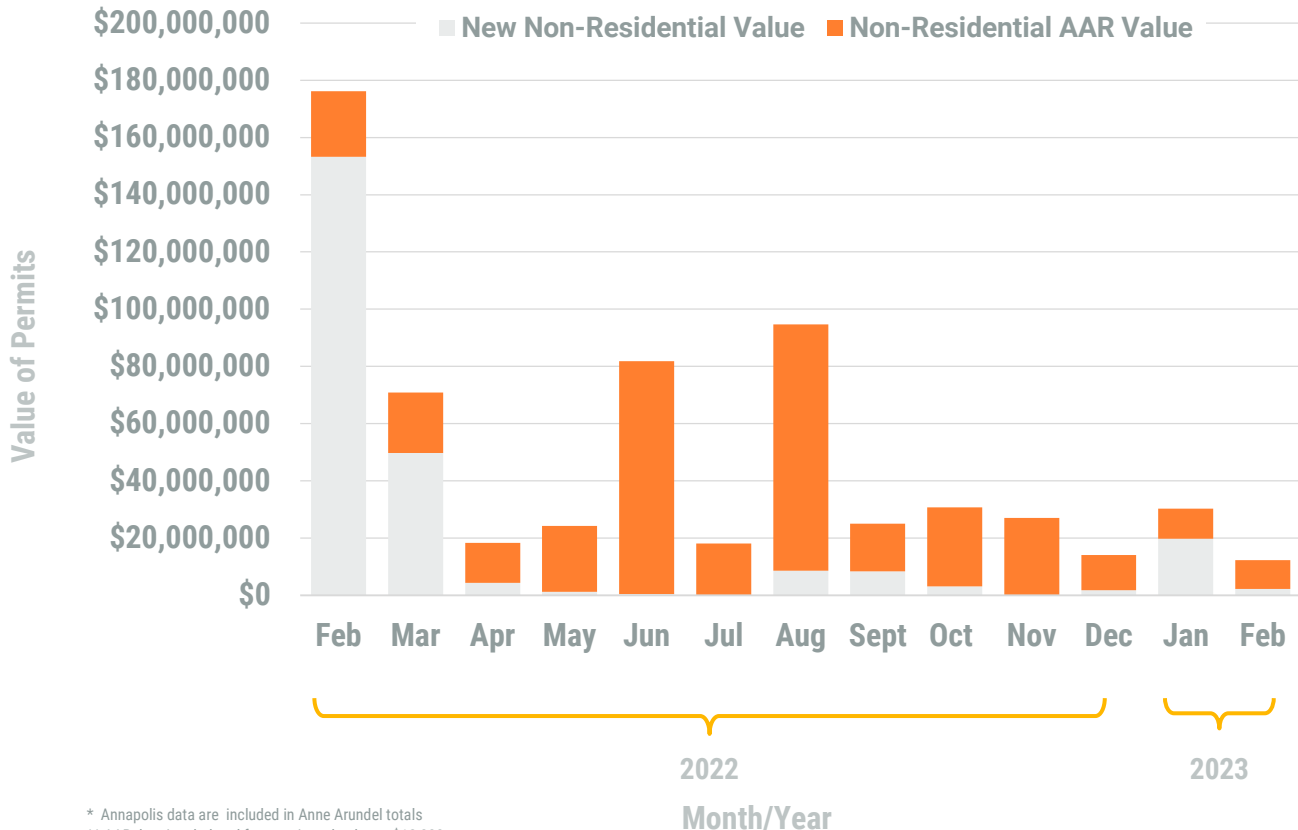
February, 2023

Howard County

## Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
<b>New NON-RESIDENTIAL</b>	<b>\$2,249,000</b>	<b>\$21,999,000</b>
<b>AARs NON-RESIDENTIAL</b> <i>Alterations, Additions, Repairs (AARs)</i>	<b>\$10,071,000</b>	<b>\$20,583,000</b>

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



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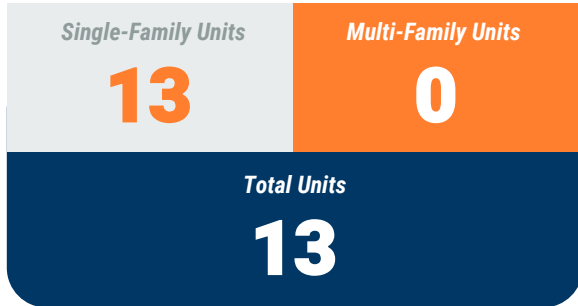
# Building Activity Report

February, 2023

Queen Anne's County

## Residential Construction Overview

### MONTHLY UNIT TOTAL



### YEAR-TO-DATE UNIT TOTAL

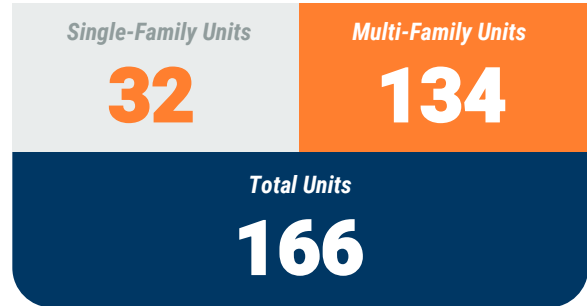
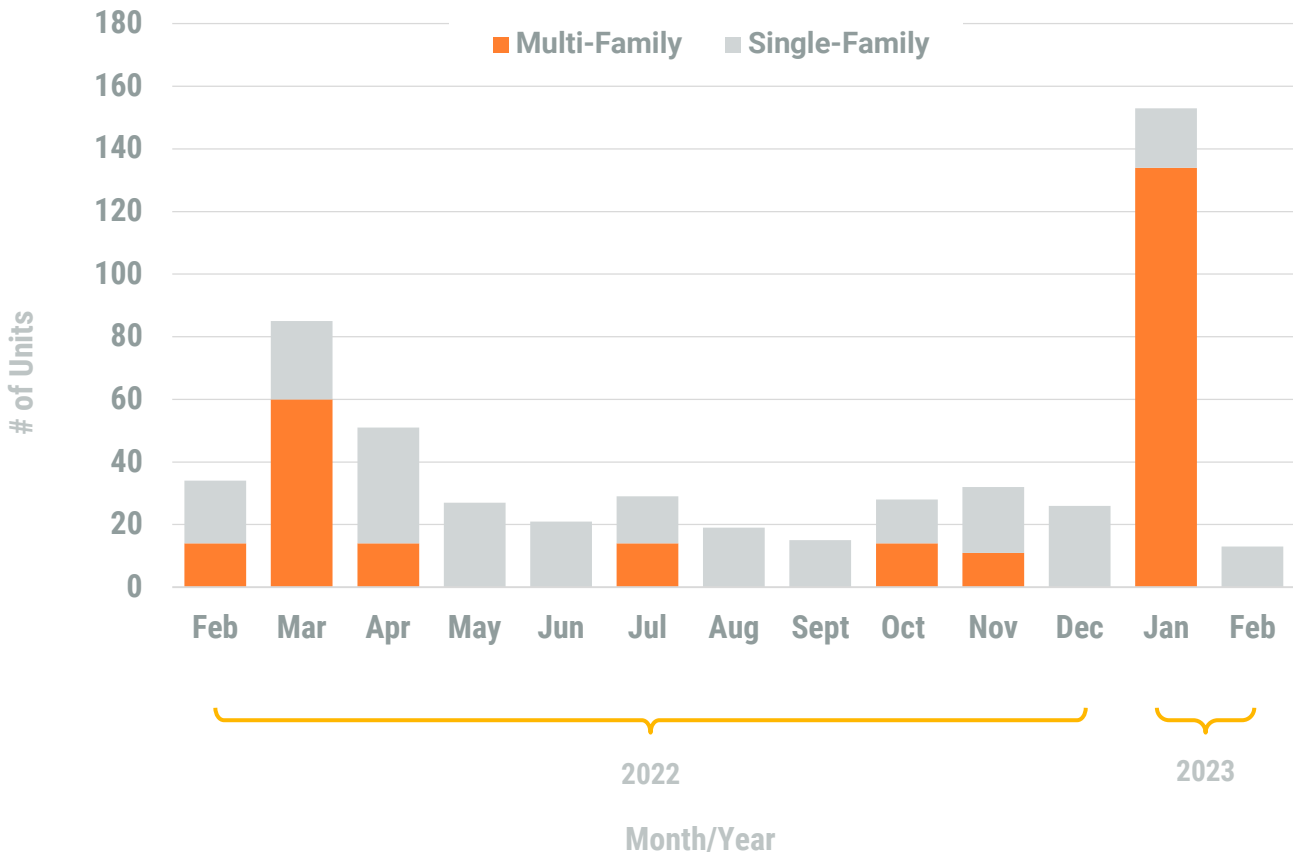


Exhibit 1: New Residential Unit Permit Activity (13-Month)







# Building Activity Report

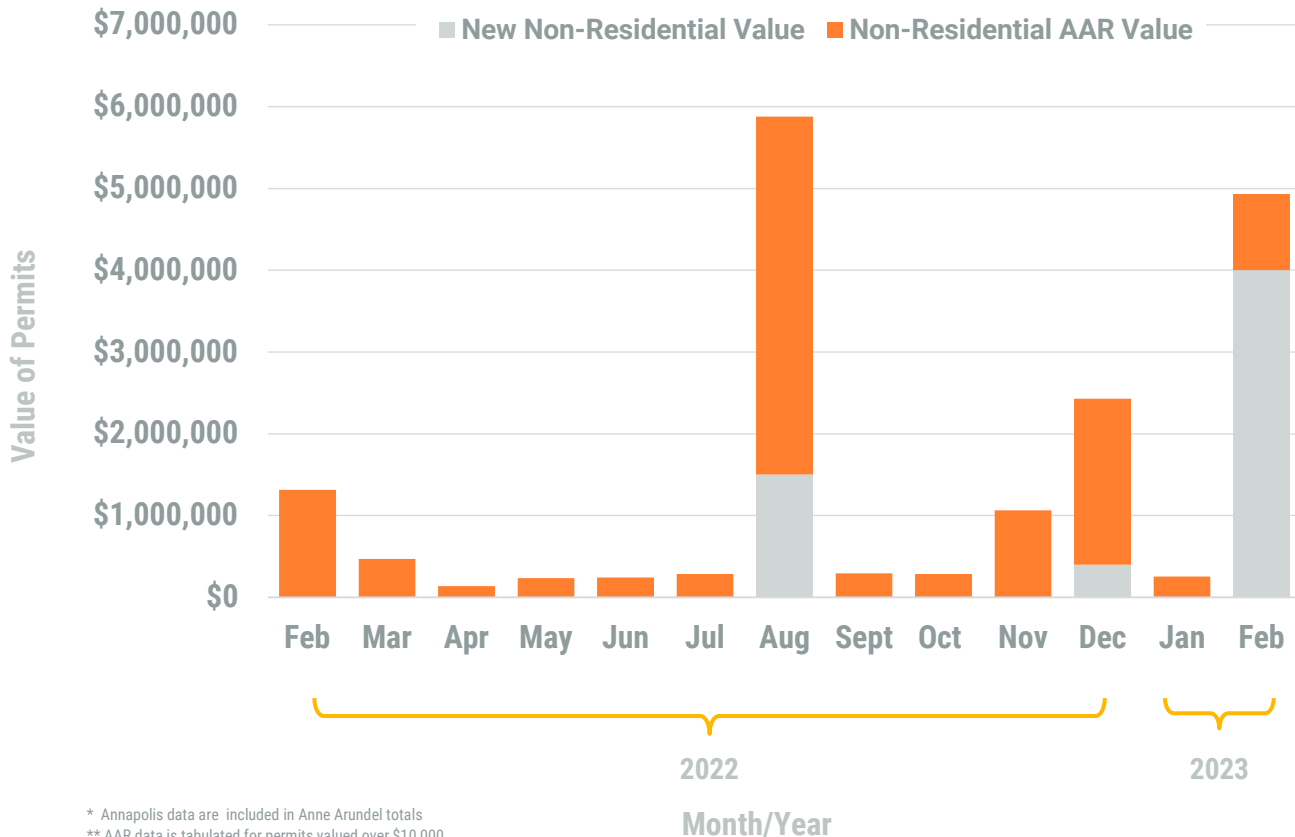
February, 2023

Queen Anne's County

## Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
<b>New NON-RESIDENTIAL</b>	<b>\$4,000,000</b>	<b>\$4,000,000</b>
<b>AARs NON-RESIDENTIAL</b> <i>Alterations, Additions, Repairs (AARs)</i>	<b>\$933,000</b>	<b>\$1,187,000</b>

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



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 Source: BPDS at the Baltimore Metropolitan Council



# Building Activity Report

February, 2023

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

Amount	County/City	Location	Description	Owner Name
\$ 23,839,000	Baltimore City	Hamilton	New 1-Sty w Bsmnt Res Bldg	Maryland School For The Blind
\$ 11,413,000	Baltimore	Middle River	New 2-Story Residential Board and Care Facility	Middle River Medical Ventures, LLC
\$ 7,200,000	Anne Arundel	Severna Park	New Self Storage Facility	Brabham Oil Company Inc
\$ 4,000,000	Queen Anne's	Kent Island	New 1-Sty Shell Bldg for Warehouse, Office Space	
\$ 3,000,000	Baltimore City	Canton	New Car Wash, Coffee/Juice Bar, Office Space	28 Walker Development
\$ 2,600,000	Annapolis	Annapolis	New Bldg- Daycare	
\$ 1,951,000	Baltimore	Chestnut Ridge	New 1-Sty School Bldg	Montessori Society of Central Maryland Inc
\$ 1,500,000	Howard	Columbia	New Rstrnt "Raising Cane's"	National Retail Properties LP
\$ 958,000	Harford	Aberdeen/Havre De Grace	New Modular Water Booster Station	City of Aberdeen
\$ 749,000	Howard	West Friendship	New Tension Fabric Bldg - Alpha Ridge Landfill	Howard County Maryland

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
\$ 8,250,000	Baltimore City	Metro Center	Int Alts: Rplc 237 Guestrm Fan Coil Units in 13-Sty Bldg	Baltimore Mayor & City Council
\$ 8,000,000	Baltimore City	South Baltimore	Int/Ext Alts: Reno Shell Space for Ofc and Lab. Ext Generator Pad w Enclosure	Dickman Property Investments
\$ 6,196,282	Howard	Laurel	Addtn - Dreyer's Grand Ice Cream	Edys Grand Ice Cream
\$ 5,080,176	Harford	Aberdeen/Havre De Grace	Addtn: Gym, Admin Ofc	St Joan of Arc School
\$ 4,300,000	Baltimore City	Cherry Hill	Addtn: MRI Suite Built on Deep Foundations w Masonry Walls	South Baltimore General Hospital
\$ 2,114,210	Baltimore City	Forest Park	Alts: Add Fire Riser Rms, Widen Rear Door, Add Area of Refuge on Rear Landing	Reisterstown Plaza Associates
\$ 2,095,591	Anne Arundel	Severna Park	Alts: Fit Out	Severna Park Marketplace LLC
\$ 1,900,000	Baltimore	Rosedale	Rftp Solar (Mega Warehouse)	Sreit Kelso Drive
\$ 1,750,000	Anne Arundel	Brooklyn Park/Linthicum	Int Alts	Brit-Airport Investment
\$ 1,705,000	Baltimore City	Metro Center	Int Alts: New Tenant Layout	250 Charm City LLC
\$ 1,500,000	Baltimore City	Chinquapin	Int Reno: 3rd Flr	Belvedere Holding LLC
\$ 1,411,608	Anne Arundel	Jessup/Severn	Int Alts: Install Ceilings in 3 Corridor Areas	Harmans Road Assoc LLC
\$ 1,250,000	Baltimore	Arbutus/Lansdowne	Grade to Rplc School, Athletic Facilities, Driveways (Lansdowne HS)	Merril Plait
\$ 1,200,000	Anne Arundel	Brooklyn Park/Linthicum	Ext Alt	Brit-Airport Investment
\$ 853,765	Howard	Columbia	Ext Alts (Macys): Instl Membrane Roof System	Mall in Columbia Business Trust
\$ 841,233	Annapolis	Annapolis	Int Alts: Reno Ofc	
\$ 800,000	Anne Arundel	Crownsville	Alts: Fit Out	Annapolis Mall Ltd Ptnshp
\$ 750,000	Baltimore City	West Baltimore	Int Reno: 1st Flr of The Hollins Market	Mayor & City Council
\$ 700,000	Baltimore City	Canton	Int Alts: Ofc Fitout	Refinery Canton LLC

Source: Building Permit Data System at the Baltimore Metropolitan Council



# Appendix

## February, 2023

**Table 1a. Residential Construction Activity**

	Single-Family Units				Multi-Family Units				Total Units			
	February 2022	February 2023	YTD 2022	YTD 2023	February 2022	February 2023	YTD 2022	YTD 2023	February 2022	February 2023	YTD 2022	YTD 2023
Anne Arundel	93	86	246	178	-	-	258	53	93	86	504	231
Annapolis*	(3)	(4)	(5)	(9)	-	-	-	-	(3)	(4)	(5)	(9)
Baltimore City	28	3	51	24	57	93	57	918	85	96	108	942
Baltimore	-	63	-	136	-	-	-	-	-	63	-	136
Carroll	35	19	86	28	-	-	-	-	35	19	86	28
Harford	13	67	54	104	51	44	51	372	64	111	105	476
Howard	42	38	79	99	-	-	-	155	42	38	79	254
Queen Annes	20	13	47	32	14	-	14	134	34	13	61	166
<b>Region</b>	<b>231</b>	<b>289</b>	<b>563</b>	<b>601</b>	<b>122</b>	<b>137</b>	<b>380</b>	<b>1,632</b>	<b>353</b>	<b>426</b>	<b>943</b>	<b>2,233</b>
<b>Regional Change 2022-2023</b>		<b>58</b>		<b>38</b>		<b>15</b>		<b>1,252</b>		<b>73</b>		<b>1,290</b>
<b>As a Percent</b>		<b>25.1%</b>		<b>6.7%</b>		<b>12.3%</b>		<b>329.5%</b>		<b>20.7%</b>		<b>136.8%</b>

	Number of AAR Permits**				Value of New Residential Construction Activity (thousands of dollars)				Value of Additions, Alterations and Repairs (thousands of dollars)			
	February 2022	February 2023	YTD 2022	YTD 2023	February 2022	February 2023	YTD 2022	YTD 2023	February 2022	February 2023	YTD 2022	YTD 2023
Anne Arundel	172	230	338	538	16,350	12,403	68,059	35,200	7,572	9,522	15,779	21,961
Annapolis*	(43)	(33)	(88)	(62)	(2,080)	830	(2,960)	1,853	(1,524)	(1,452)	(4,717)	(3,047)
Baltimore City	100	110	207	237	7,968	542	12,735	31,378	4,930	20,308	10,722	28,145
Baltimore	-	90	-	194	-	14,443	-	28,073	-	3,040	-	6,102
Carroll	60	59	121	133	8,965	6,270	21,295	8,720	2,586	3,308	5,043	9,572
Harford	6	16	21	30	20,291	23,986	33,302	83,359	116	424	279	1,284
Howard	151	133	283	268	14,124	9,243	29,463	53,456	12,119	4,689	19,368	10,081
Queen Annes	4	14	5	30	7,322	3,005	12,638	35,502	230	569	260	1,327
<b>Region</b>	<b>493</b>	<b>652</b>	<b>975</b>	<b>1,430</b>	<b>75,020</b>	<b>69,892</b>	<b>177,492</b>	<b>275,688</b>	<b>27,553</b>	<b>41,860</b>	<b>51,451</b>	<b>78,472</b>
<b>Regional Change 2022-2023</b>		<b>159</b>		<b>455</b>		<b>(5,128)</b>		<b>98,196</b>		<b>14,307</b>		<b>27,021</b>
<b>As a Percent</b>		<b>32.3%</b>		<b>46.7%</b>		<b>-6.8%</b>		<b>55.3%</b>		<b>51.9%</b>		<b>52.5%</b>

\* Annapolis data are included in Anne Arundel totals  
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 Source: BPDS at the Baltimore Metropolitan Council



# Appendix

## February, 2023

**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)			
	February 2022	February 2023	YTD 2022	YTD 2023	February 2022	February 2023	YTD 2022	YTD 2023	February 2022	February 2023	YTD 2022	YTD 2023
	Anne Arundel	97	88	204	172	500	9,800	6,630	18,169	16,537	18,591	27,244
Annapolis*	(24)	(17)	(42)	(38)	-	(2,600)	-	(2,600)	(4,234)	(2,827)	(5,451)	(8,800)
Baltimore City	66	64	118	112	15,699	26,919	15,717	26,919	31,561	34,206	69,502	55,377
Baltimore	-	52	-	117	-	13,363	-	26,383	-	7,105	-	10,451
Carroll	17	17	31	28	1,400	-	1,400	456	1,245	1,678	10,458	5,319
Harford	39	9	58	18	500	958	500	958	589	6,834	1,039	9,695
Howard	44	24	88	60	153,272	2,249	153,272	21,999	22,861	10,071	47,252	20,583
Queen Annes	7	14	13	18	-	4,000	-	4,000	1,313	933	1,544	1,187
<b>Region</b>	<b>270</b>	<b>268</b>	<b>512</b>	<b>525</b>	<b>171,371</b>	<b>57,289</b>	<b>177,519</b>	<b>98,884</b>	<b>74,106</b>	<b>79,418</b>	<b>157,039</b>	<b>140,120</b>
<b>Regional Change 2022-2023</b>		<b>(2)</b>		<b>13</b>		<b>(114,082)</b>		<b>(78,635)</b>		<b>5,312</b>		<b>(16,919)</b>
<b>As a Percent</b>		<b>-0.7%</b>		<b>2.5%</b>		<b>-66.6%</b>		<b>-44.3%</b>		<b>7.2%</b>		<b>-10.8%</b>

**Table 1c. Mixed-Use Construction Activity**

	Number of Residential Units in Mixed-Use Permits				Value of Mixed-Use Construction Activity (thousands of dollars)			
	February 2022	February 2023	YTD 2022	YTD 2023	February 2022	February 2023	YTD 2022	YTD 2023
	Anne Arundel	-	-	-	-	-	-	-
Annapolis*	-	-	-	-	-	-	-	-
Baltimore City	2	93	2	157	350	13,400	350	27,900
Baltimore	-	-	-	-	-	-	-	-
Carroll	-	-	-	-	-	-	-	-
Harford	-	-	-	-	-	-	-	-
Howard	-	-	-	-	-	-	-	-
Queen Annes	-	-	-	-	-	-	-	-
<b>Region</b>	<b>2</b>	<b>93</b>	<b>2</b>	<b>157</b>	<b>350</b>	<b>13,400</b>	<b>350</b>	<b>27,900</b>
<b>Regional Change 2022-2023</b>		<b>91</b>		<b>155</b>		<b>13,050</b>		<b>27,550</b>
<b>As a Percent</b>		<b>4550.0%</b>		<b>7750.0%</b>		<b>3728.6%</b>		<b>7871.4%</b>

\* 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

February, 2023

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**Produced by:**

**Baltimore Metropolitan Council**

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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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