

REPORT

Metropolitan Building Activity Report

June 2021



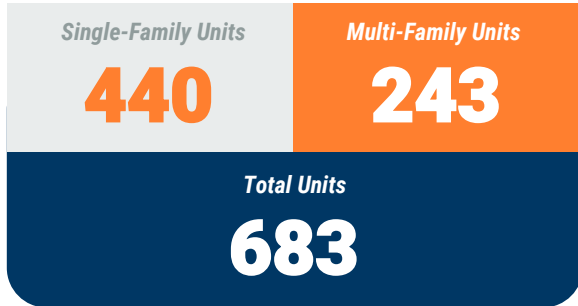
Building Activity Report

June, 2021

Region

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

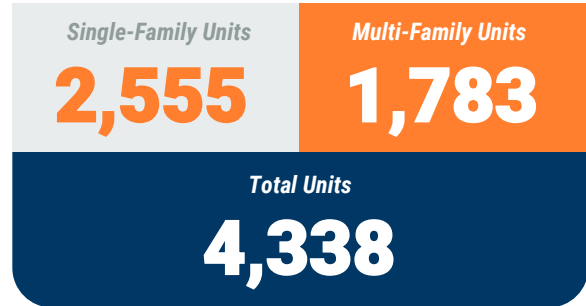
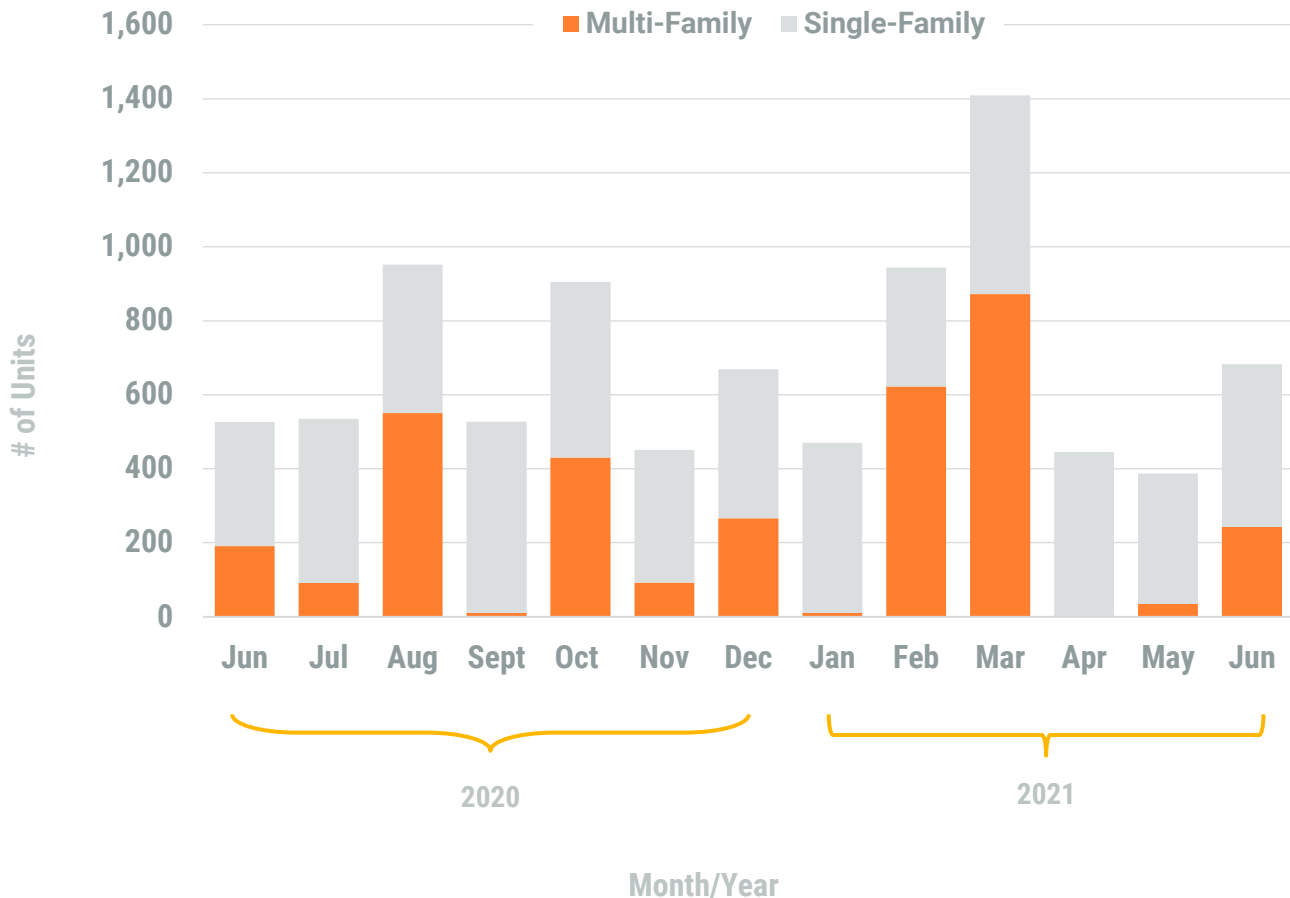


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

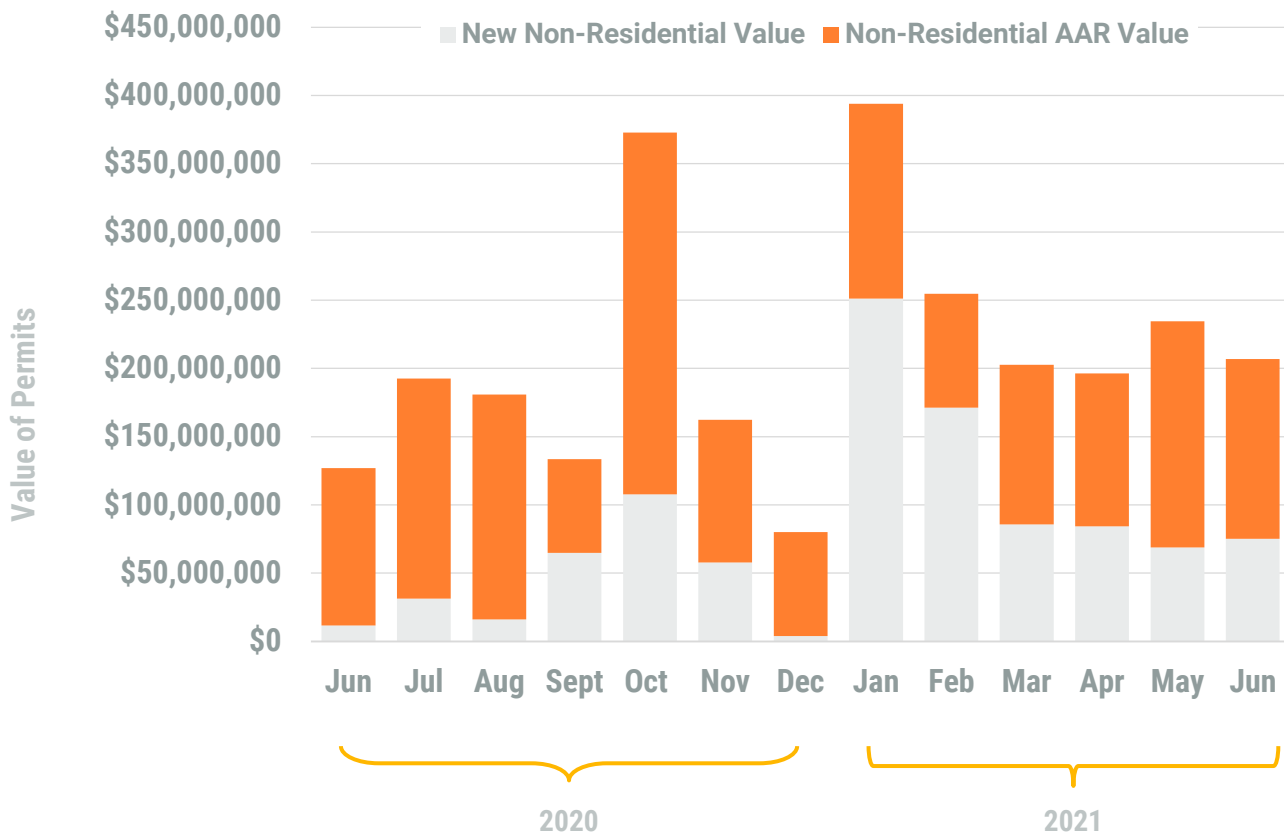
June, 2021

Region

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$75,183,000	\$736,478,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$131,693,000	\$752,641,000

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



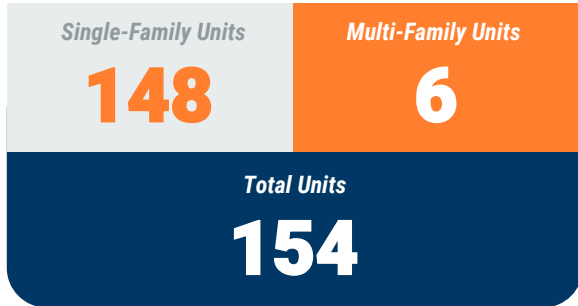
Building Activity Report

June, 2021

Anne Arundel County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

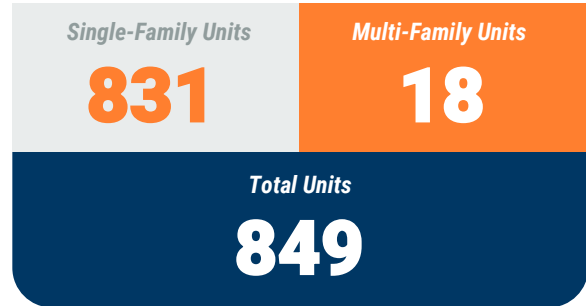
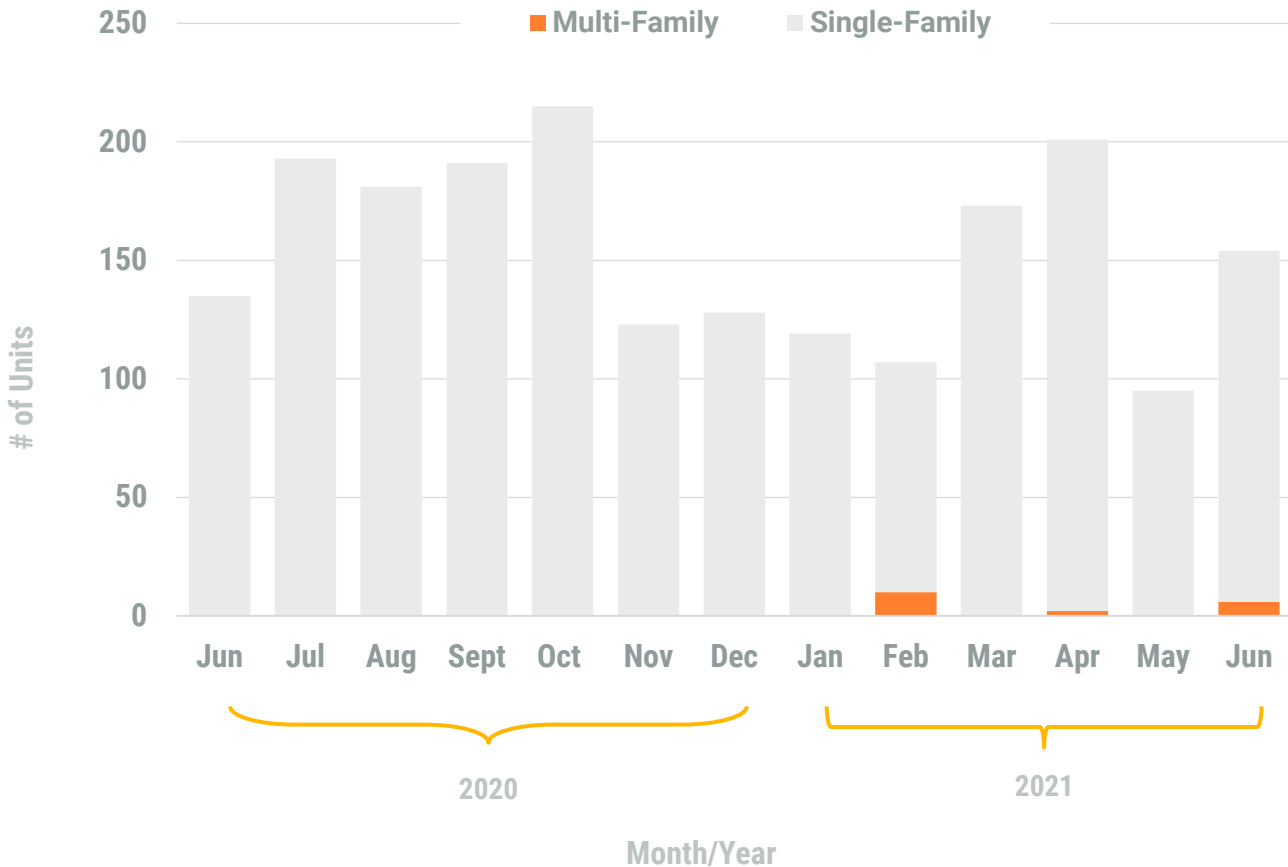


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Building Activity Report

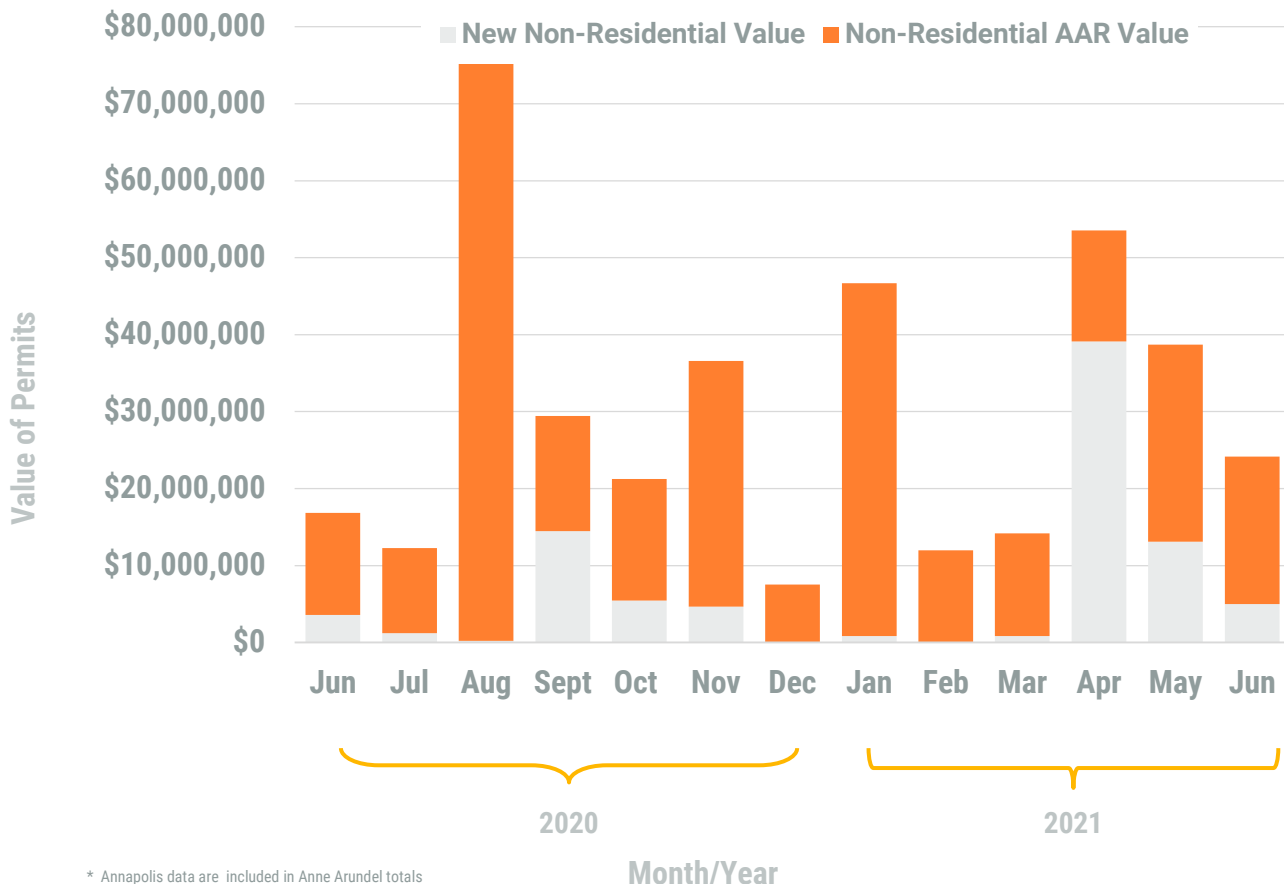
June, 2021

Anne Arundel County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$4,988,000	\$58,865,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$19,153,000	\$130,412,000

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



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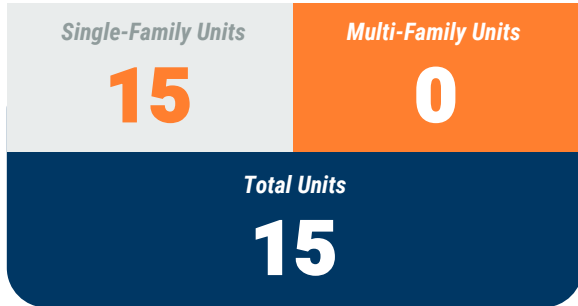
Building Activity Report

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Baltimore City

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

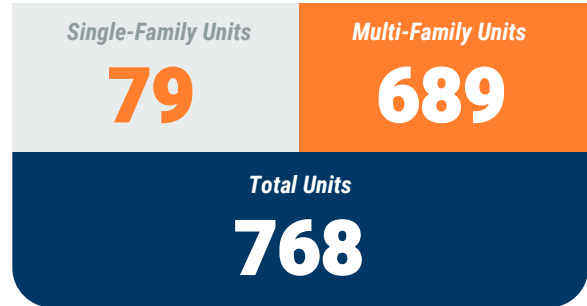
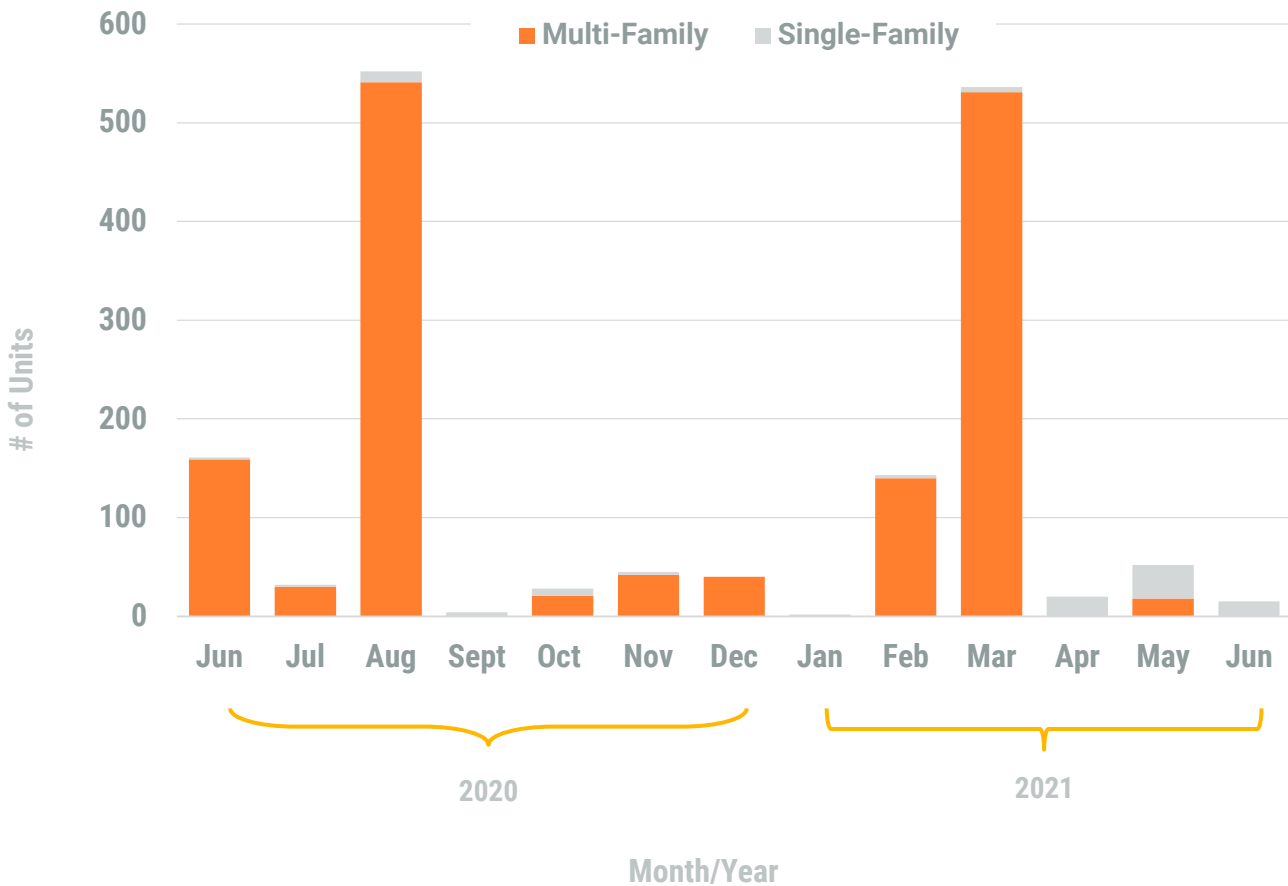


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Building Activity Report

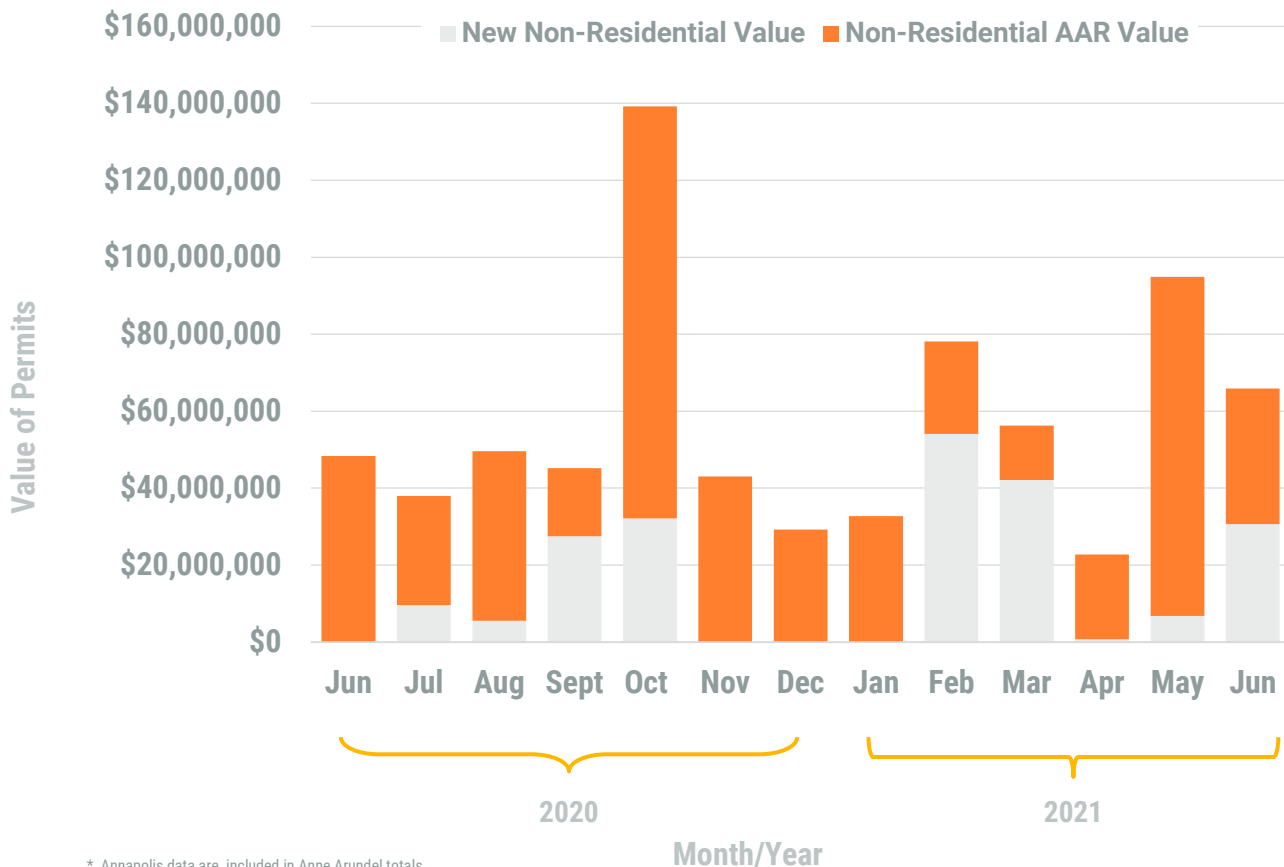
June, 2021

Baltimore City

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$30,600,000	\$134,350,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$35,310,000	\$216,232,000

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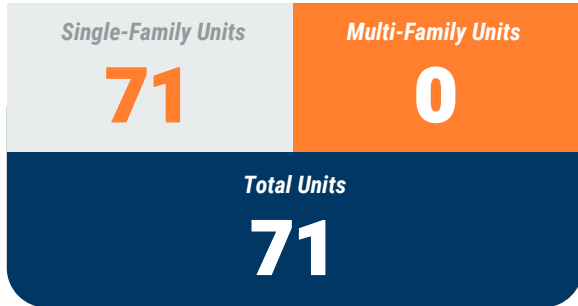
Building Activity Report

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Baltimore County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

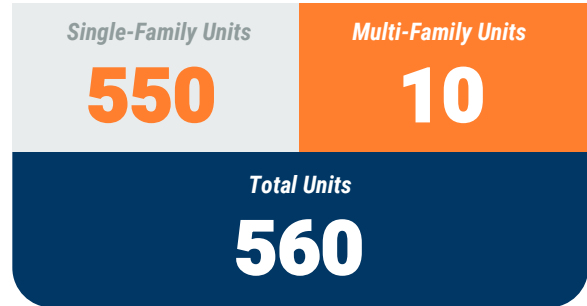
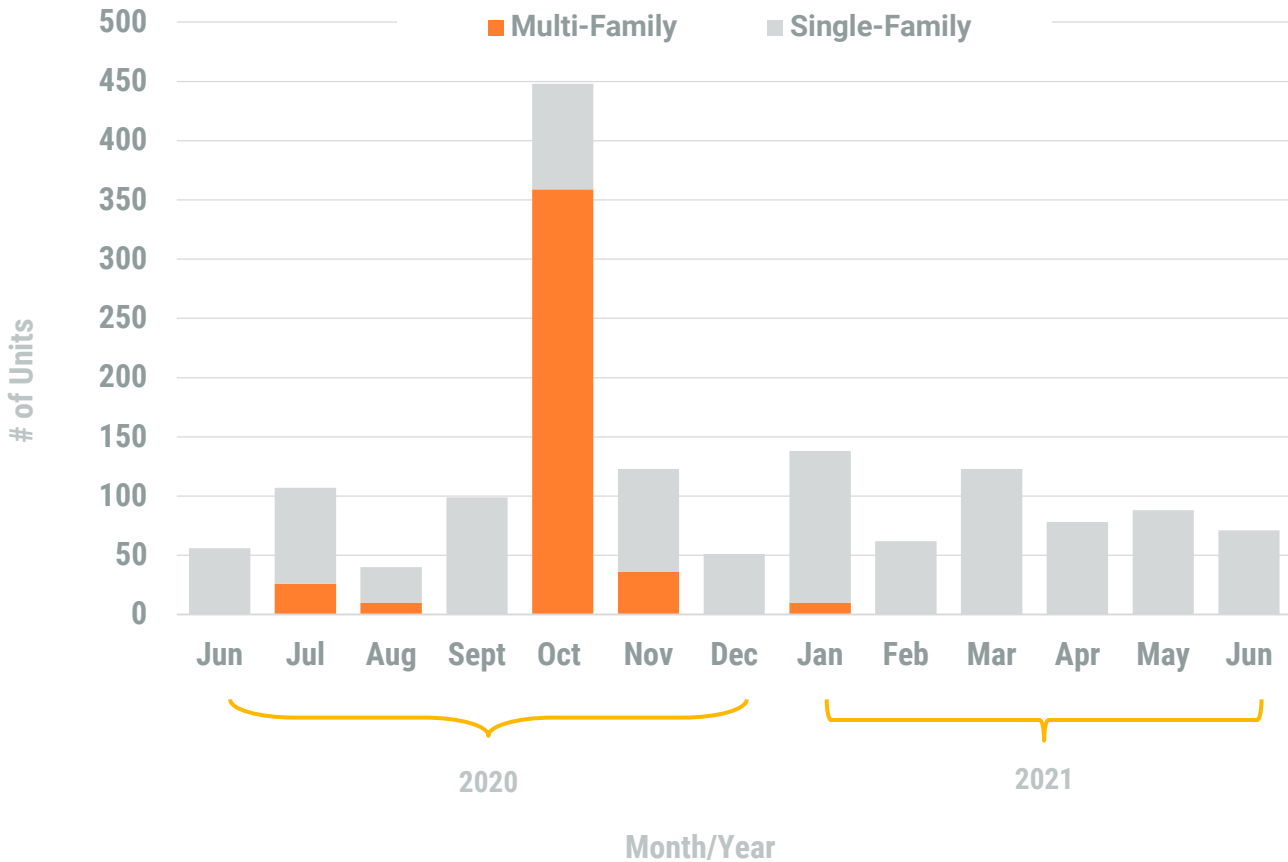


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Building Activity Report

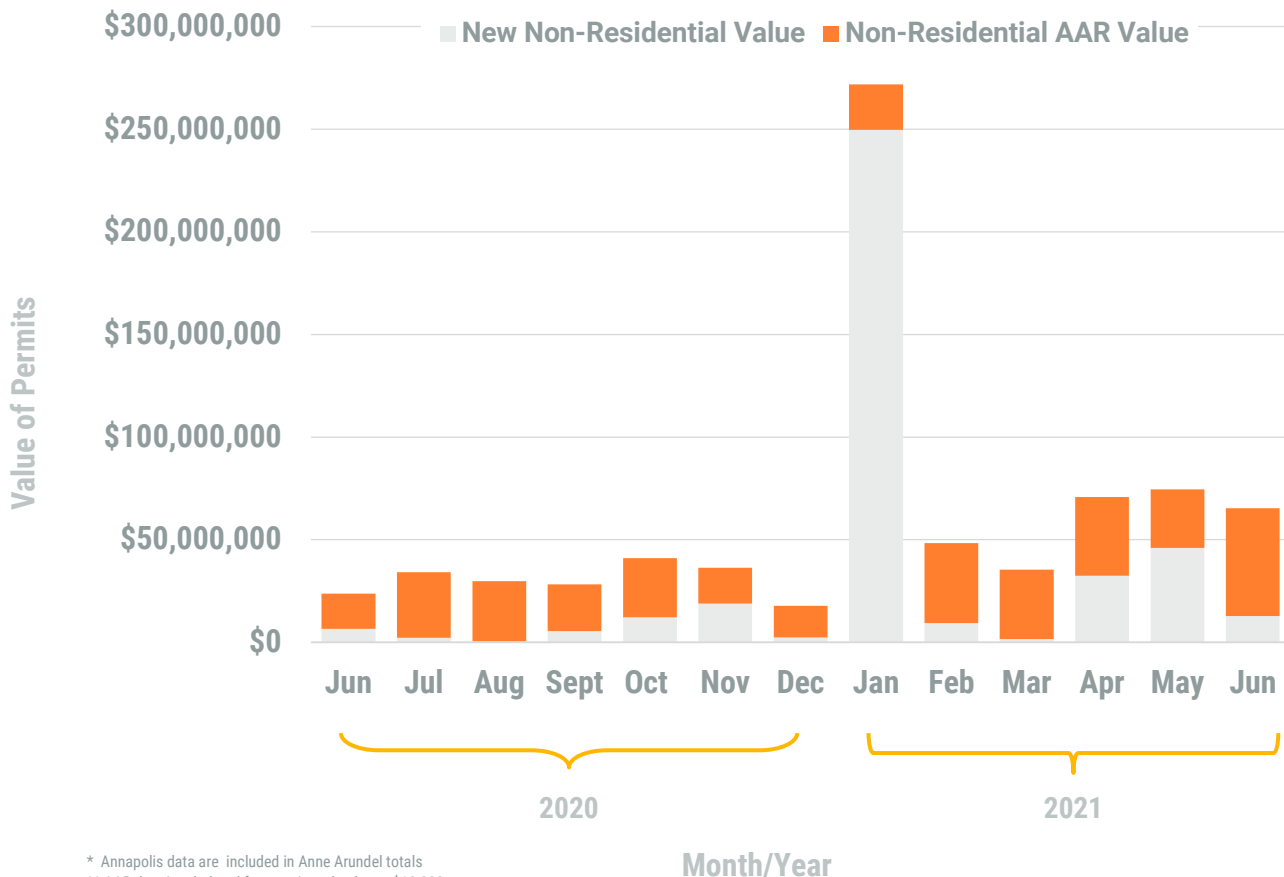
June, 2021

Baltimore County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$12,750,000	\$351,878,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$52,565,000	\$214,292,000

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



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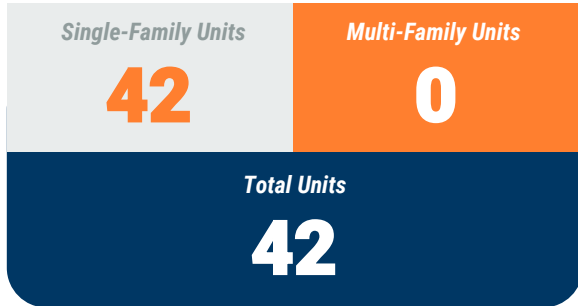
Building Activity Report

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Carroll County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

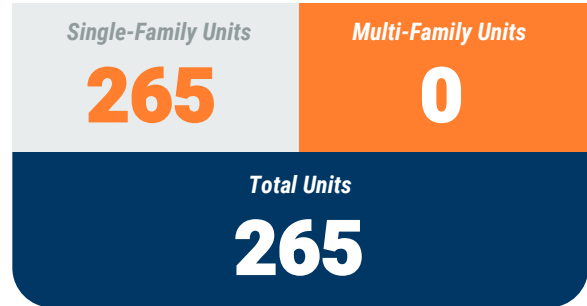
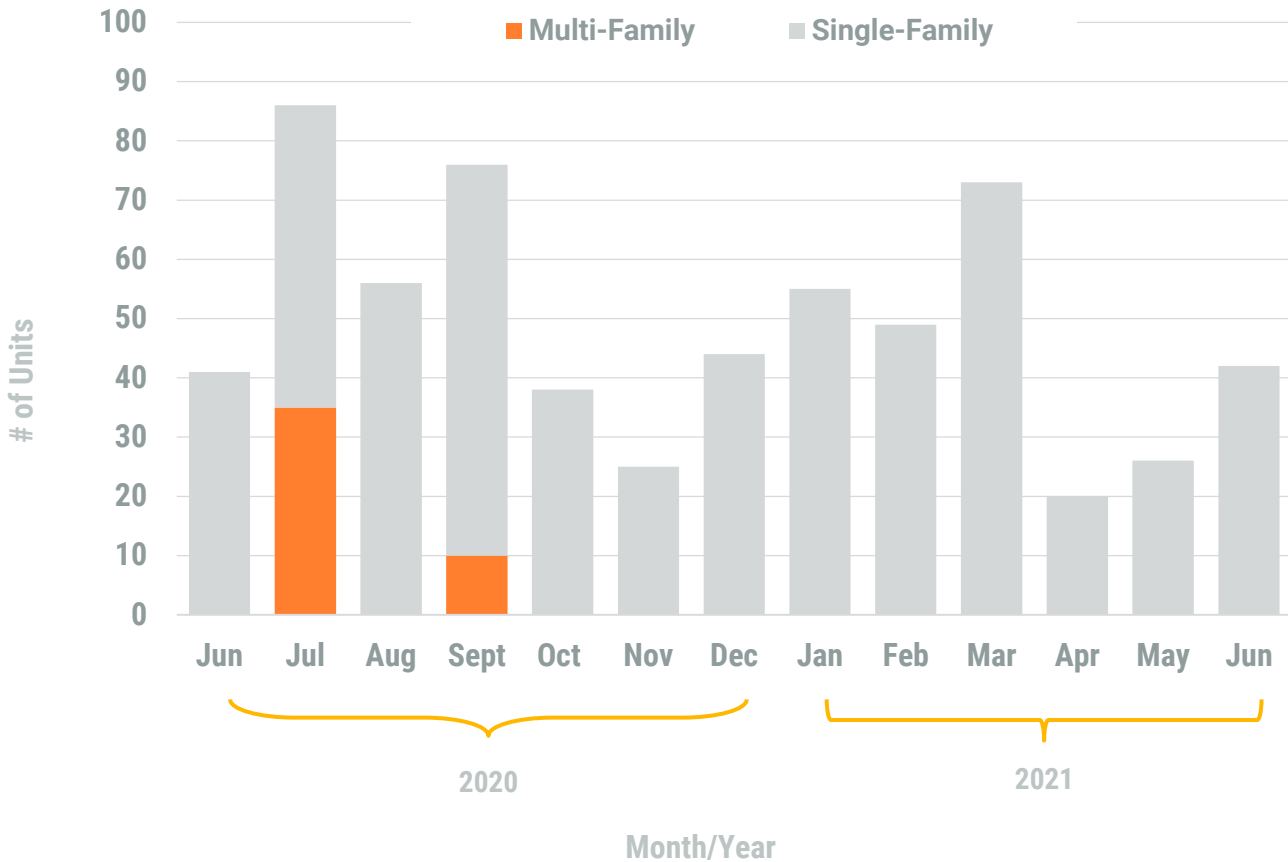


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

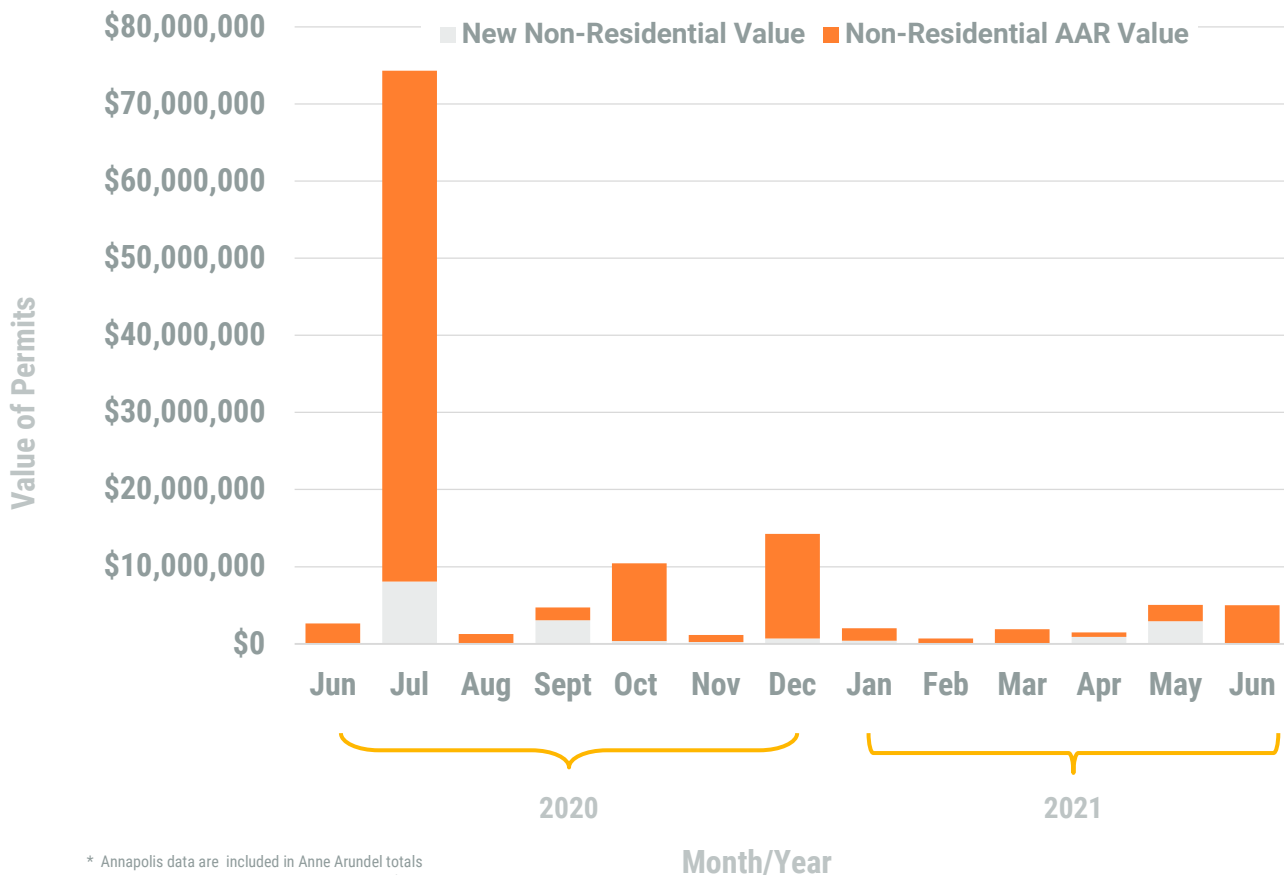
June, 2021

Carroll County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$0	\$4,208,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$5,003,000	\$11,874,000

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



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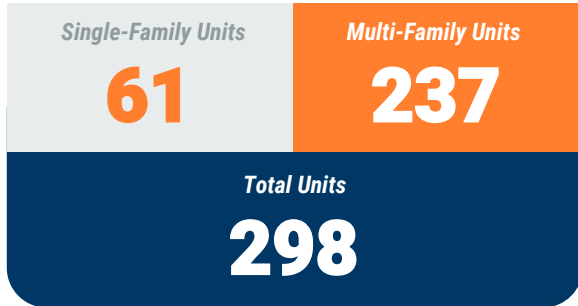
Building Activity Report

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Harford County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

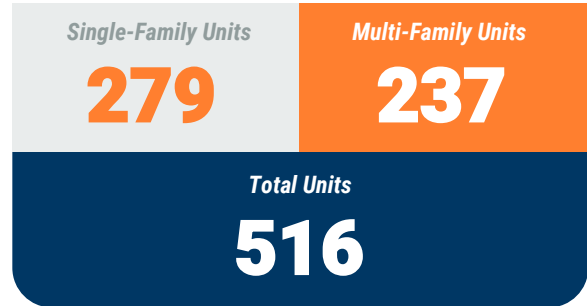
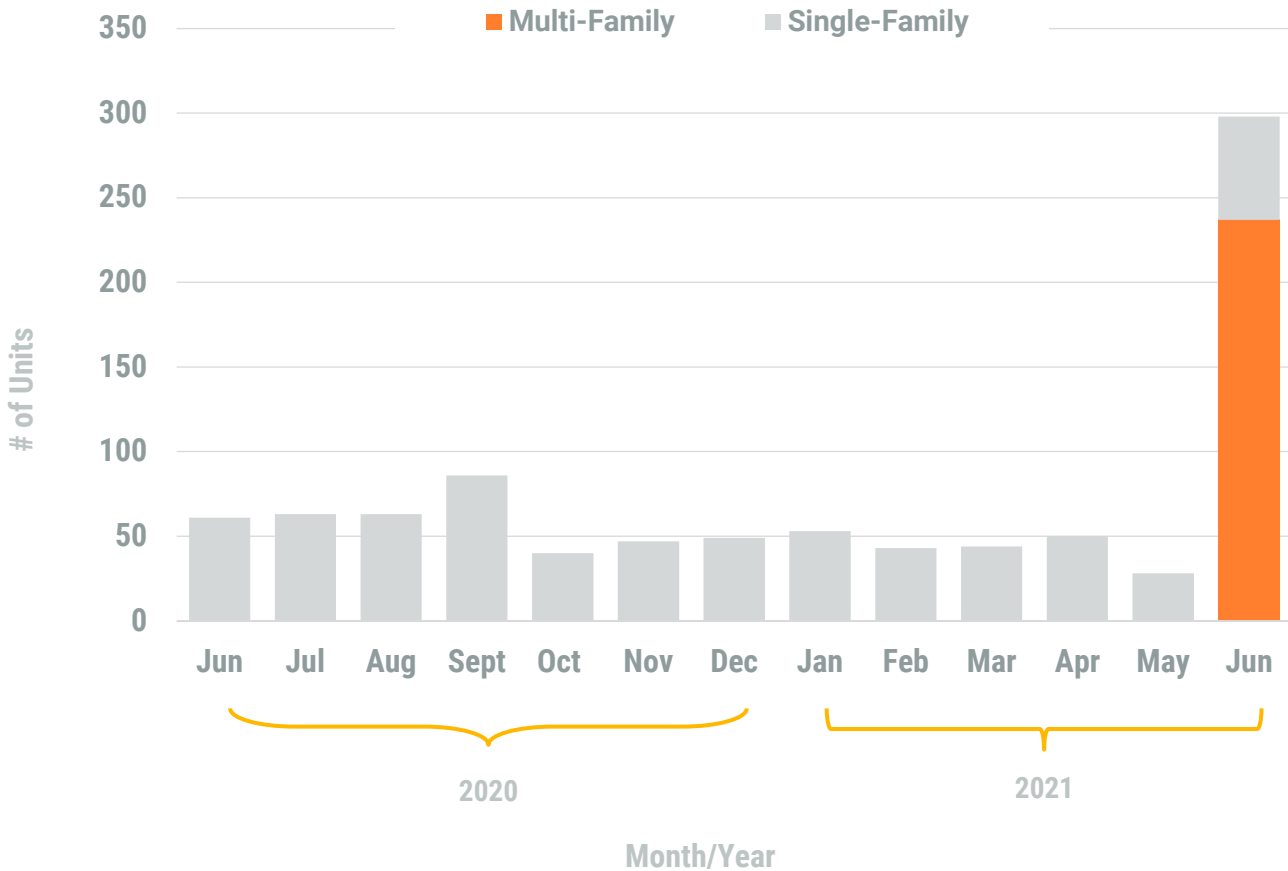


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

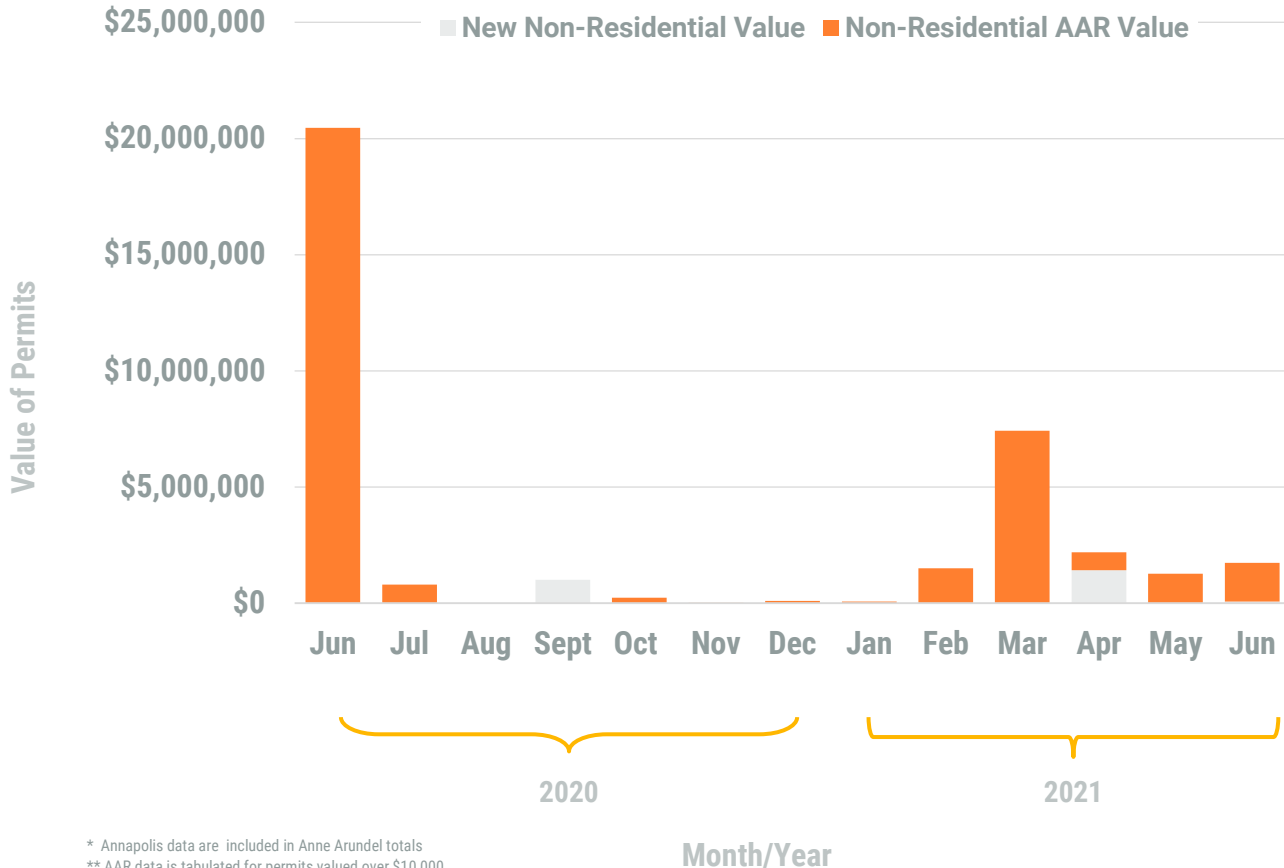
June, 2021

Harford County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$75,000	\$1,496,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$1,660,000	\$12,694,000

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



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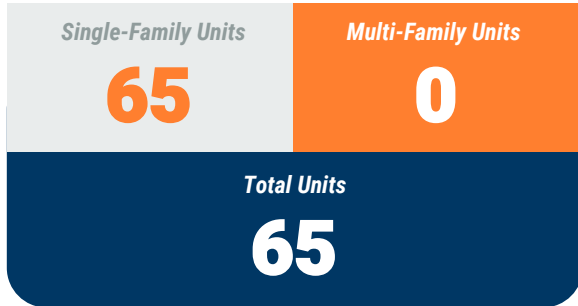
Building Activity Report

June, 2021

Howard County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

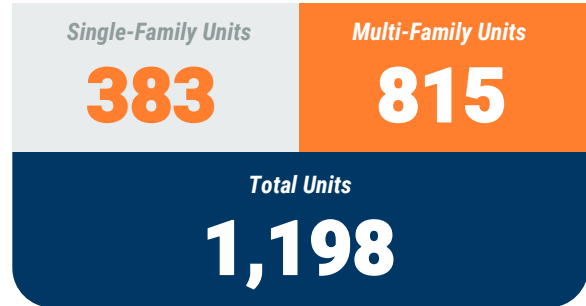
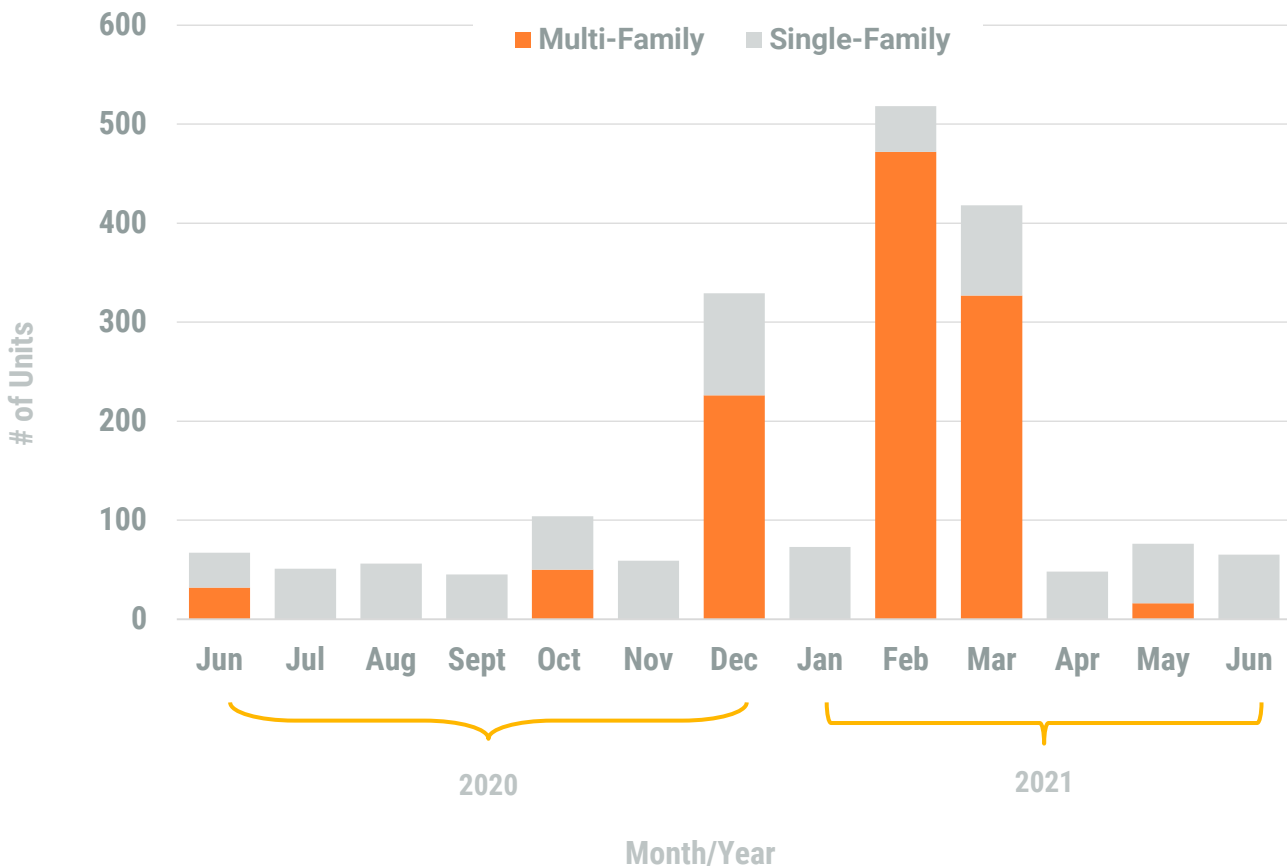


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

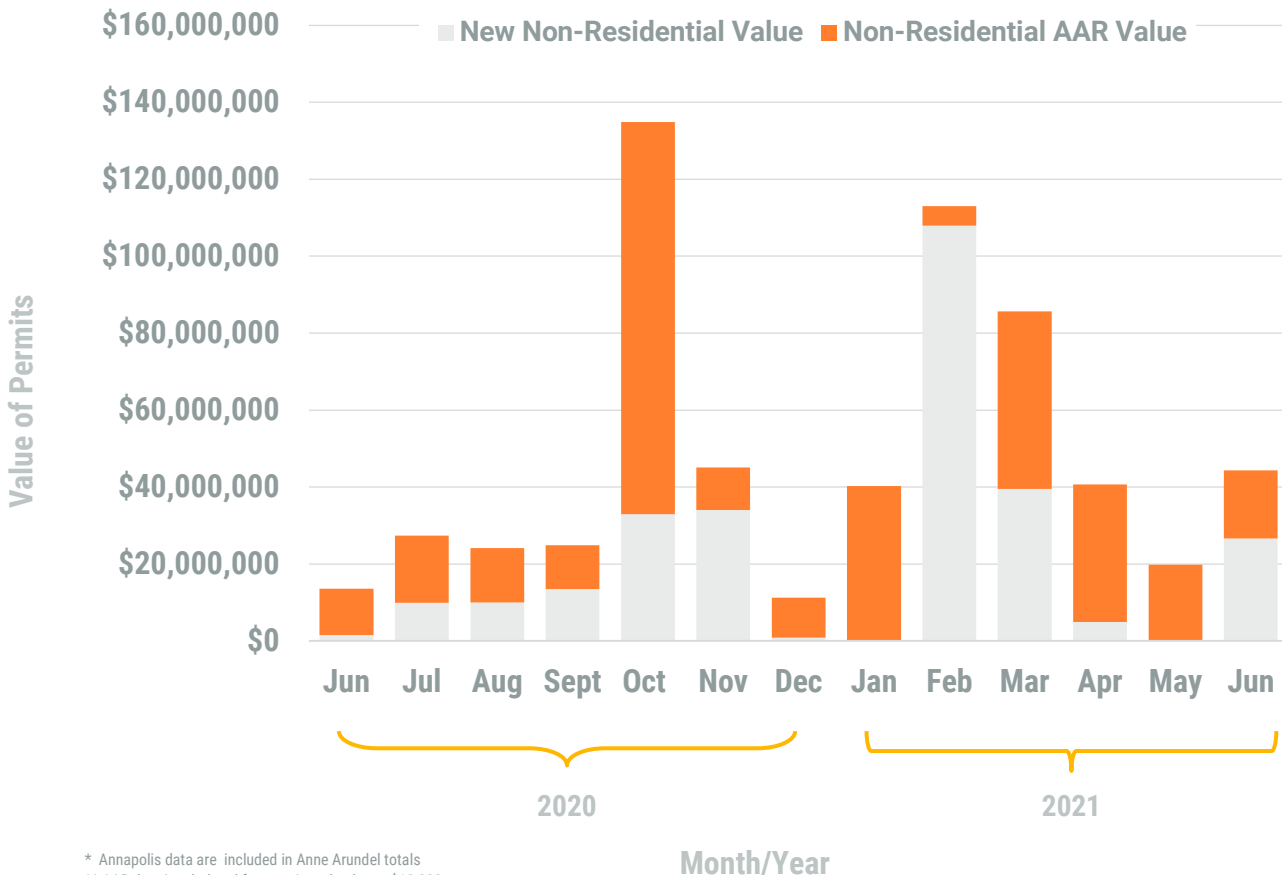
June, 2021

Howard County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$26,645,000	\$179,206,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$17,659,000	\$164,487,000

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



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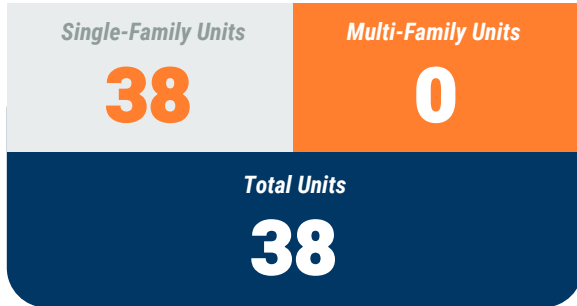
Building Activity Report

June, 2021

Queen Anne's County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

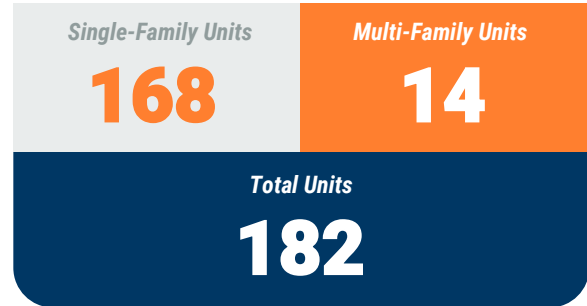
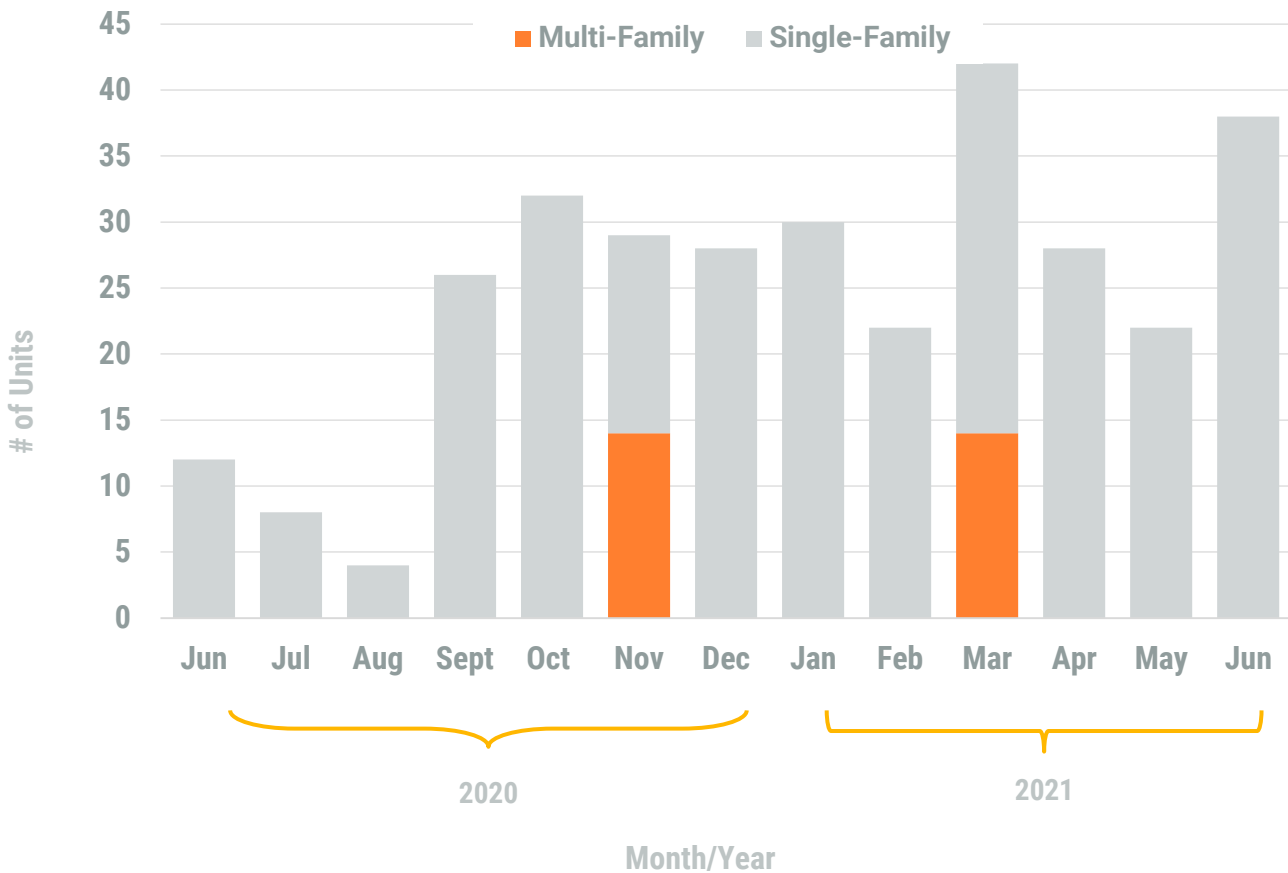


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

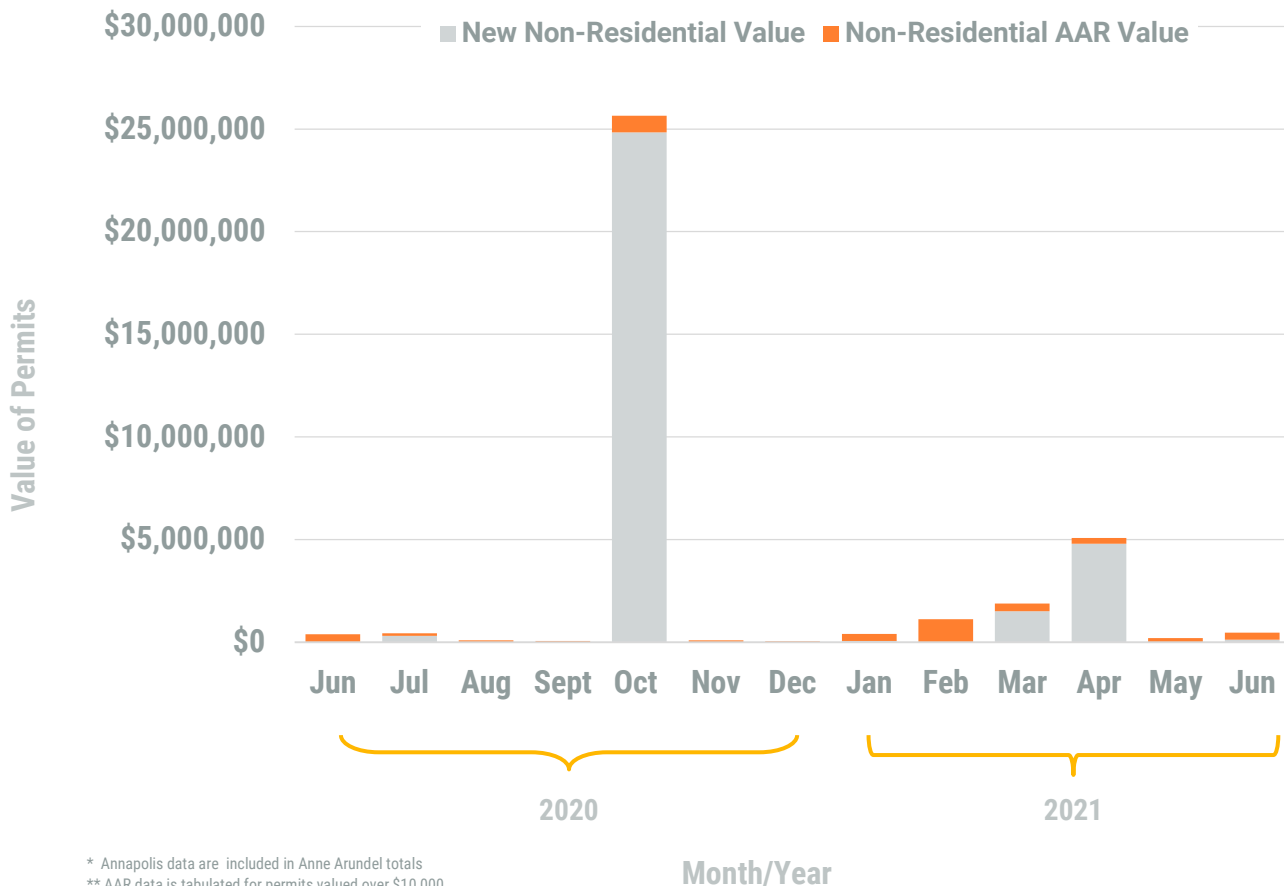
June, 2021

Queen Anne's County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$125,000	\$6,475,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$343,000	\$2,650,000

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Building Activity Report

June, 2021

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

Amount	County/City	Location	Description	Owner Name
\$ 23,000,000	Howard	Laurel	New 1-Sty Shell Bldg / Emerson Data Center	Laurel Building LLC
\$ 15,000,000	Baltimore City	Brooklyn	New Warehouse (Bldg #1)	Scannell Propertie LLC
\$ 12,600,000	Baltimore City	Mount Washington	New 5-Sty Self-Storage Facility	Msc Schenuit LLC
\$ 12,000,000	Baltimore	Middle River	New 1-Sty W Mezzanine Motor Vehicle Maintenance Bldg	Pulaski Properties LLC
\$ 4,987,864	Anne Arundel	Jessup/Severn	New Shell Bldg w Loading Dock	Clarks Hundred LLC
\$ 2,000,000	Baltimore City	Govans/Northwood	New Grocery Store (27,980 Sf)	Mcb Northwood LLC
\$ 1,750,000	Howard	Ellicott City	New 2-Sty Shell Warehouse, Ofc Bldg / Bldg A / Oakland Industrial Park	9190 LLC
\$ 1,000,000	Baltimore City	Govans/Northwood	New Bank Bldg	MCB Northwood LLC
\$ 1,000,000	Howard	Ellicott City	New 2-Sty Shell Warehouse, Ofc Bldg / Bldg B / Oakland Industrial Park	9190 LLC
\$ 895,000	Howard	Columbia	New Day Care Center (United Way)	Colgatedrive Associates LP
\$ 750,000	Baltimore	Greenspring Valley/Pikesville	New 1-Sty (Religious Use)	Havkim 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
\$ 15,000,000	Baltimore	Edgemere	Int Alts: Stud, Partitns, ADA Restrms, Breakrm, Ceiling Tile/Grid, Locker Rms, Dock Shelters, Levelers, Patio, Finishes	TPA Properties 23 LLC
\$ 10,000,000	Baltimore City	Metro Center	Alts: New Fire Alarm Sys (Part Of Lexington Market Reno)	Mayor & City Council
\$ 9,771,000	Baltimore	Towson/Loch Raven	Alts: New Parking Garage for Res Tower w Access to Apts	Palisades Of Towson LLC
\$ 6,506,000	Baltimore City	Metro Center	Ext Alts: Repair Roof, Masonry, Glass Canopies, Doors, Wndws, Drainage	National Railroad Passenger Co
\$ 6,396,000	Annapolis	Annapolis	Alts: Annapolis Water Reclamation Facility	
\$ 3,275,000	Baltimore	Rossville	Int Alts: Stud, Partitns, Kitch, Walk in Freeze, Ceiling, Finishes, Fixturs	Franklin Square
\$ 2,500,000	Baltimore City	West Baltimore	Alts: Upgrade Fire Alarm Sys	Bon Secours Hospital
\$ 2,446,758	Baltimore City	Carroll Park	Ext Alt: Rplc WIFI & New Instal at M&T Bank Stadium	Maryland Stadium Authority
\$ 2,000,000	Carroll	Mount Airy	Int/Ext Reno: Change Of Use - Roller Rink	Tti Financial LLC
\$ 2,000,000	Baltimore	Cockeysville/Timonium	Alts: From Retail To Fitness Center (Spa300)	Ggcal Srg Hv LLC
\$ 2,000,000	Baltimore	Lutherville	Int Alts: Stud, Partitns, Ceiling Tile/Grid, Fixtures	Brands Re LLC
\$ 1,900,000	Baltimore City	Metro Center	Int/Ext Alts for ADA Accessibility, Radiant Floor Heat, New Tile	University of Maryland Medical
\$ 1,700,000	Baltimore	Greenspring Valley/Pikesville	Addtn, Mezzanine, Vestibule, Old Mezz t/b Ofc, Concrete Pad	Pikesville Jewish Congregation
\$ 1,700,000	Howard	Clarksville	Int/Ext Alts: Rplc Rftpt Air Units, Upgrade Bldg Automation, Rplc Wndws	Johns Hopkins University
\$ 1,650,000	Baltimore	Towson/Loch Raven	Int Alts: Rplc Partitns, Stud, Ceiling Tile/Grid, HVAC, ADA Rstrms	Dulaney Center Business Trust
\$ 1,600,000	Baltimore	Middle River	Grading, Paving to Expand Parking Lot	Board Of Education
\$ 1,500,000	Anne Arundel	Severna Park	Alts: New Tenant For Supermarket	Robinson Crossing LLC

Source: Building Permit Data System at the Baltimore Metropolitan Council



Appendix

June, 2021

Table 1a. Residential Construction Activity

	Single-Family Units				Multi-Family Units				Total Units			
	June 2020	June 2021	YTD 2020	YTD 2021	June 2020	June 2021	YTD 2020	YTD 2021	June 2020	June 2021	YTD 2020	YTD 2021
Anne Arundel	140	148	919	831	-	6	24	18	140	154	943	849
Annapolis*	(5)	(1)	(21)	(10)	-	(6)	-	(8)	(5)	(7)	(21)	(18)
Baltimore City	2	15	32	79	160	-	889	689	162	15	921	768
Baltimore	56	71	312	550	-	-	267	10	56	71	579	560
Carroll	41	42	164	265	-	-	-	-	41	42	164	265
Harford	62	61	360	279	-	237	128	237	62	298	488	516
Howard	35	65	283	383	32	-	183	815	67	65	466	1,198
Queen Annes	12	38	81	168	-	-	1	14	12	38	82	182
Region	348	440	2,151	2,555	192	243	1,492	1,783	540	683	3,643	4,338
Regional Change 2020-2021		92		404		51		291		143		695
As a Percent		26.4%		18.8%		26.6%		19.5%		26.5%		19.1%

	Number of AAR Permits**				Value of New Residential Construction Activity (thousands of dollars)				Value of Additions, Alterations and Repairs (thousands of dollars)			
	June 2020	June 2021	YTD 2020	YTD 2021	June 2020	June 2021	YTD 2020	YTD 2021	June 2020	June 2021	YTD 2020	YTD 2021
Anne Arundel	164	249	827	1,355	24,515	29,766	162,514	164,622	8,467	9,577	42,491	65,249
Annapolis*	(23)	(37)	(116)	(301)	(3,073)	655	(9,684)	5,157	(1,452)	(1,500)	(7,639)	(20,562)
Baltimore City	118	160	562	764	3,190	1,880	33,638	14,395	7,414	11,489	83,460	73,044
Baltimore	106	205	641	976	13,443	20,580	82,058	132,316	5,341	9,985	37,886	50,466
Carroll	97	151	292	622	8,384	7,635	34,807	58,260	4,308	5,516	11,156	23,791
Harford	7	15	25	62	17,088	55,670	106,178	124,138	120	1,196	1,205	2,818
Howard	143	191	608	917	16,346	13,754	82,093	96,686	4,333	9,383	21,241	39,184
Queen Annes	5	4	31	27	1,840	9,128	16,075	39,976	225	535	1,946	2,173
Region	640	975	2,986	4,723	84,806	138,413	517,363	630,393	30,208	47,681	199,385	256,725
Regional Change 2020-2021		335		1,737		53,607		113,030		17,473		57,340
As a Percent		52.3%		58.2%		63.2%		21.8%		57.8%		28.8%

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 Source: BPDS at the Baltimore Metropolitan Council



Appendix

June, 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)			
	June 2020	June 2021	YTD 2020	YTD 2021	June 2020	June 2021	YTD 2020	YTD 2021	June 2020	June 2021	YTD 2020	YTD 2021
Anne Arundel	90	115	576	592	3,598	4,988	17,900	58,865	14,354	19,153	104,946	130,412
Annapolis*	(16)	(16)	(107)	(84)	-	-	(75)	(160)	(1,118)	(7,702)	(14,092)	(16,168)
Baltimore City	50	72	318	308	-	30,600	88,958	134,350	48,319	35,310	216,158	216,232
Baltimore	73	128	560	587	6,595	12,750	74,175	351,878	17,039	52,565	283,081	214,292
Carroll	11	25	48	103	-	-	1,639	4,208	2,731	5,003	10,682	11,874
Harford	4	7	18	36	20,000	75	23,415	1,496	1,226	1,660	9,065	12,694
Howard	35	66	234	256	1,525	26,645	24,604	179,206	12,034	17,659	131,189	164,487
Queen Annes	4	8	23	37	-	125	900	6,475	382	343	1,160	2,650
Region	267	421	1,777	1,919	31,718	75,183	231,591	736,478	96,085	131,693	756,281	752,641
Regional Change 2020-2021		154		142		43,465		504,887		35,608		(3,640)
As a Percent		57.7%		8.0%		137.0%		218.0%		37.1%		-0.5%

Table 1c. Mixed-Use Construction Activity

	Number of Residential Units in Mixed-Use Permits				Value of Mixed-Use Construction Activity (thousands of dollars)			
	June 2020	June 2021	YTD 2020	YTD 2021	June 2020	June 2021	YTD 2020	YTD 2021
Anne Arundel	-	6	-	6	-	2,103	-	2,103
Annapolis*	-	(6)	-	(6)	-	(2,103)	-	(2,103)
Baltimore City	138	-	737	671	18,155	-	143,460	151,000
Baltimore	-	-	231	-	-	-	60,000	-
Carroll	-	-	-	-	-	-	-	-
Harford	-	-	-	-	-	-	-	-
Howard	-	-	-	472	-	-	-	5,500
Queen Annes	-	-	1	-	-	-	500	-
Region	138	6	969	1,149	18,155	2,103	203,960	158,603
Regional Change 2020-2021		(132)		180		(16,052)		(45,357)
As a Percent		-95.7%		18.6%		-88.4%		-22.2%

* 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

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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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