



LUGM NOTICE 26-0007

Accessory Apartments (HB 1466 / SB 891)

Effective October 1, 2026 – All Statutory Changes are below per State Law:

1. Accessory apartments can be 75% of the gross floor area of the principal structure.
 - a. Gross Floor Area does not include an attached garage.
2. Accessory apartments can be standalone.

All other standards per the St Mary's County Zoning Ordinance still apply.

Prior to applications, it is recommended to reach out to either the Health Dept or MetCom.

- If you have a private septic, the Health Dept will verify the impact on the onsite septic system. Requests should be made to: smchd.env@maryland.gov and the following information shall be provided: property address, size of existing dwelling, size of proposed accessory apartment, and "what are the limitations of the existing onsite septic system"
- If you are on public sewer, Met Com will verify if you require EDU allocations, or if you are on a restricted line. Requests should be made to: permits@metcom.org and the following information shall be provided: property address, size of existing dwelling, size of proposed accessory apartment, and "will I be subject to an additional EDU"

All questions should be directed to Amber Harding:

via Phone: (301) 475-4200, ext. 1542

via E-mail: Amber.Harding@stmaryscountymd.gov