

REPORT

Metropolitan Building Activity Report

August 2021



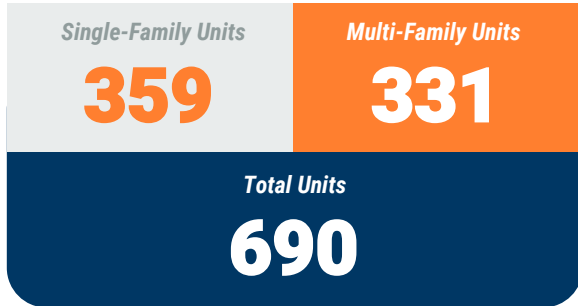
Building Activity Report

August, 2021

Region

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

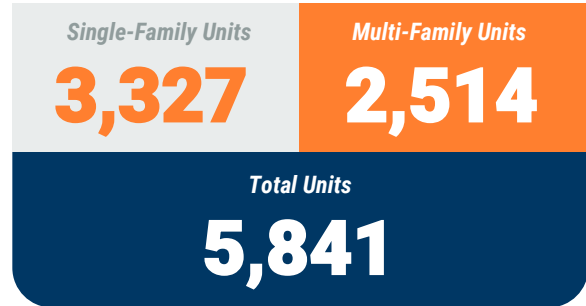
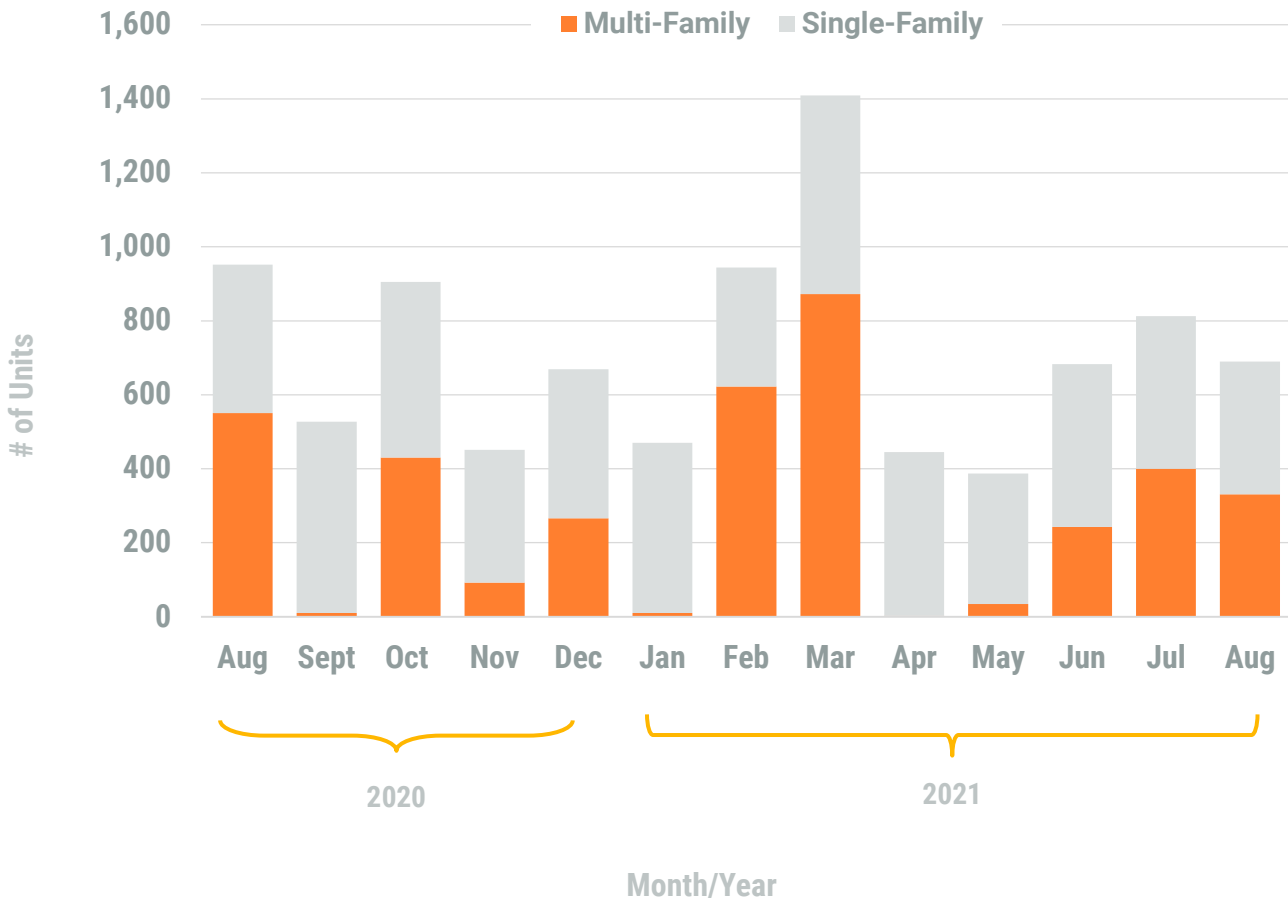


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

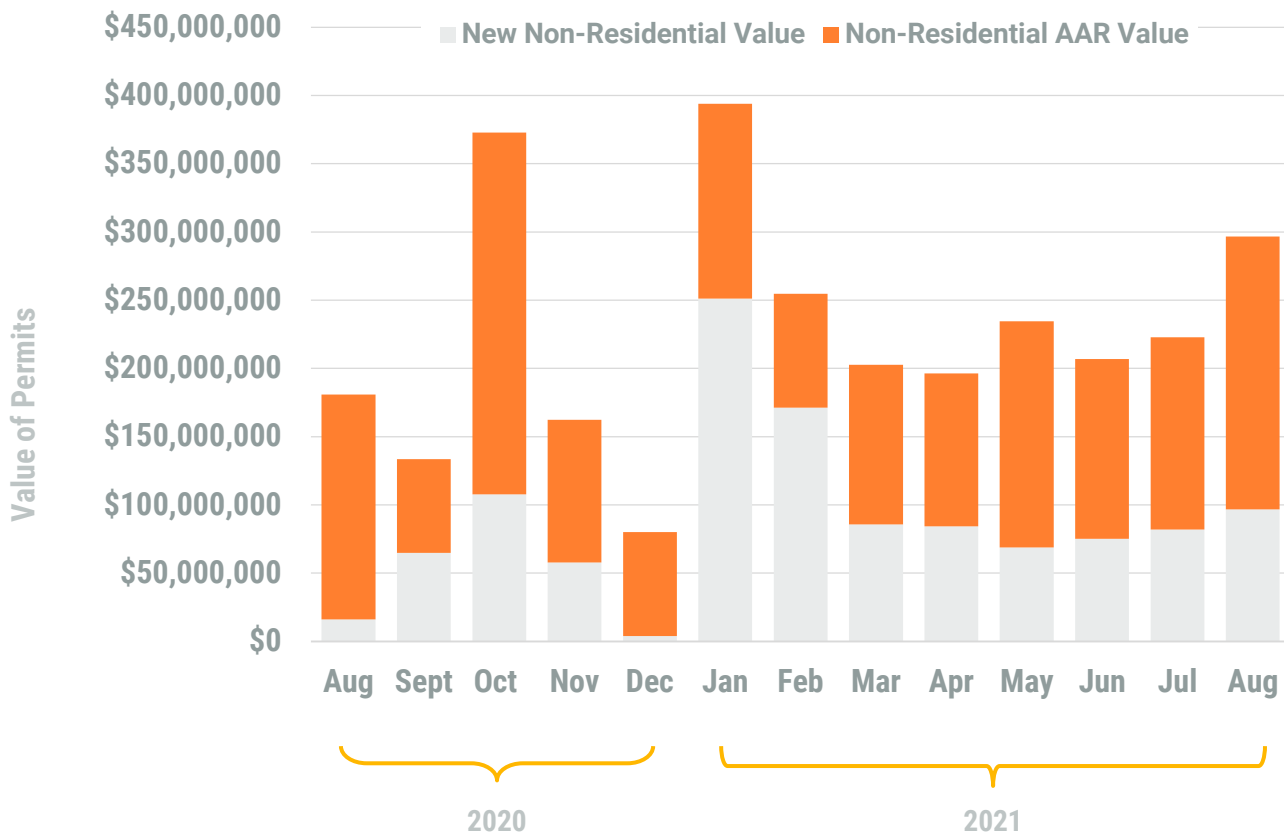
August, 2021

Region

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$96,674,000	\$915,023,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$199,921,000	\$1,093,510,000

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

Month/Year



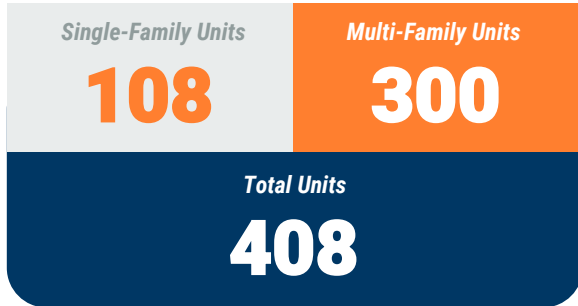
Building Activity Report

August, 2021

Anne Arundel County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

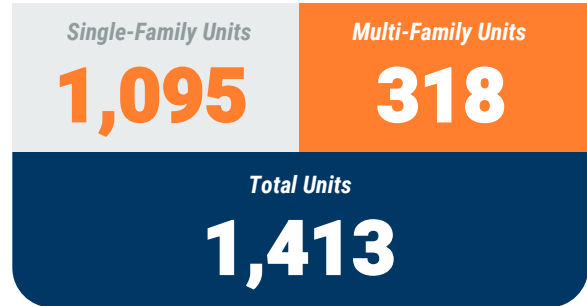
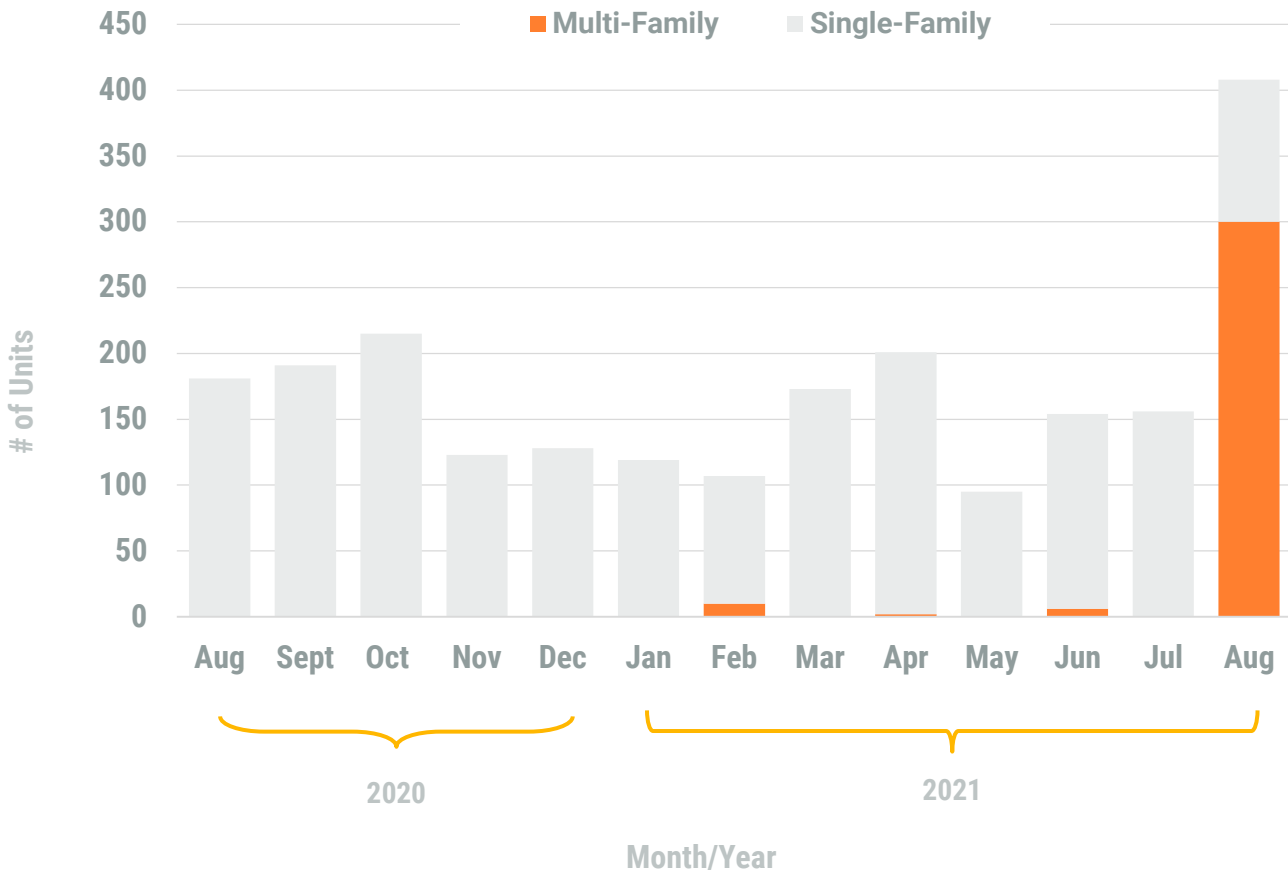


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Building Activity Report

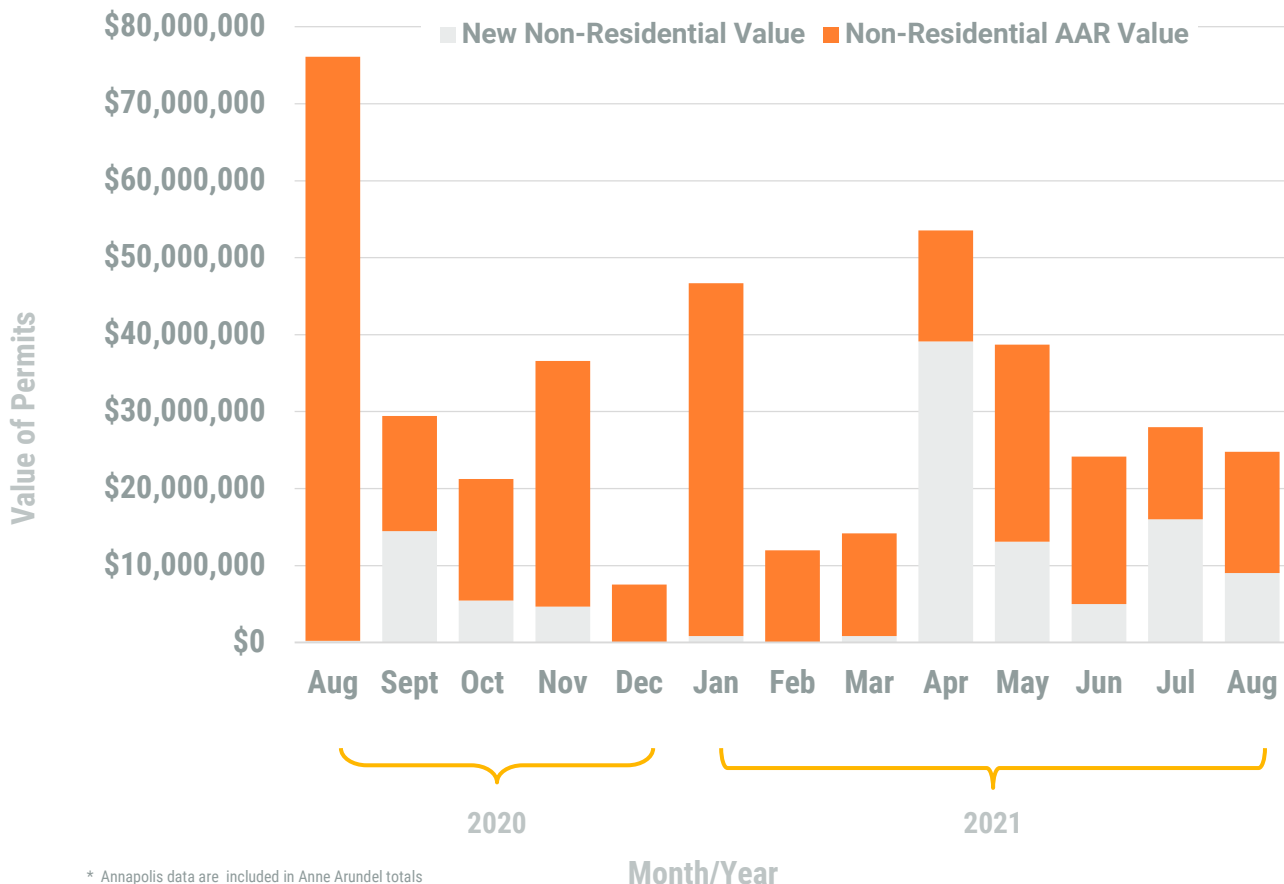
August, 2021

Anne Arundel County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$9,044,000	\$83,922,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$15,738,000	\$158,138,000

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



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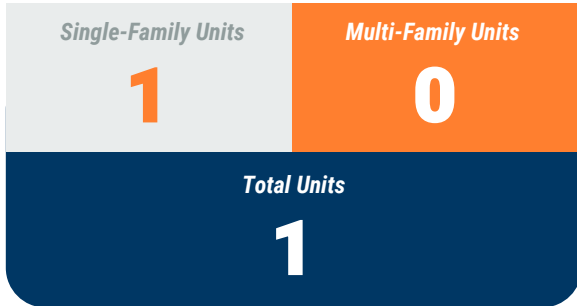
Building Activity Report

August, 2021

Baltimore City

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

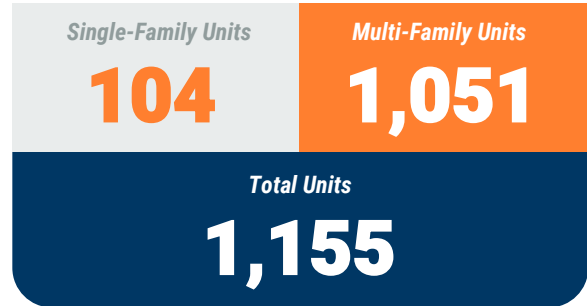
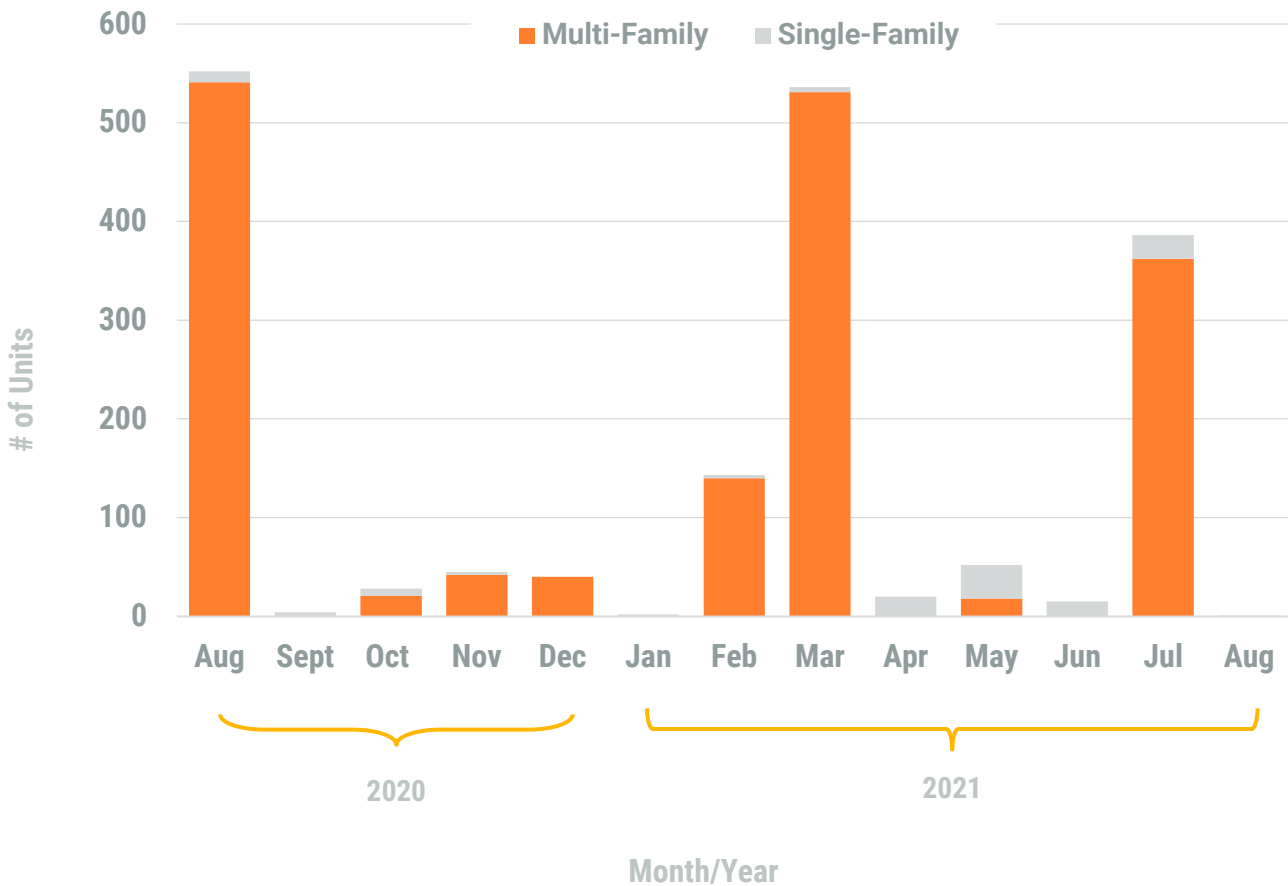


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

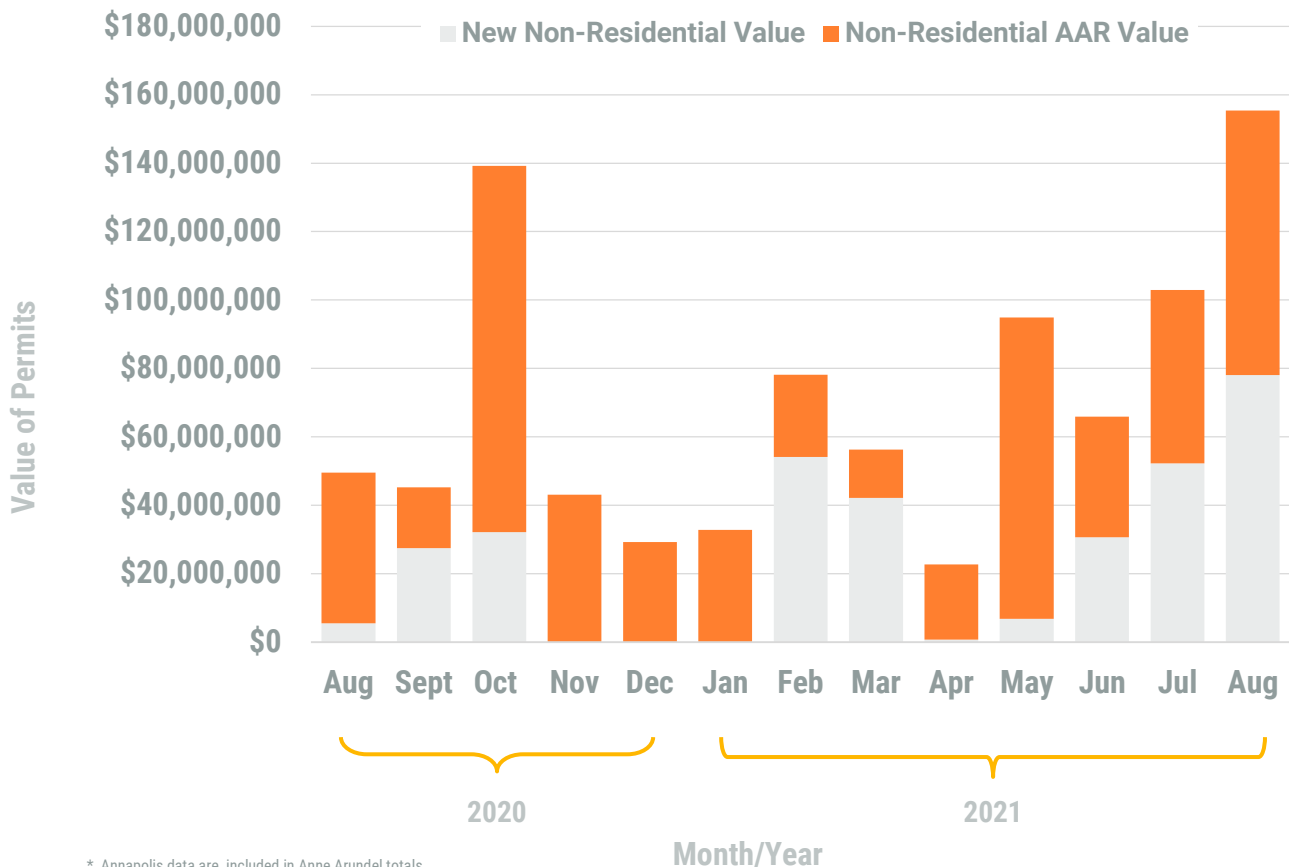
August, 2021

Baltimore City

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$78,080,000	\$264,630,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$77,329,000	\$344,302,000

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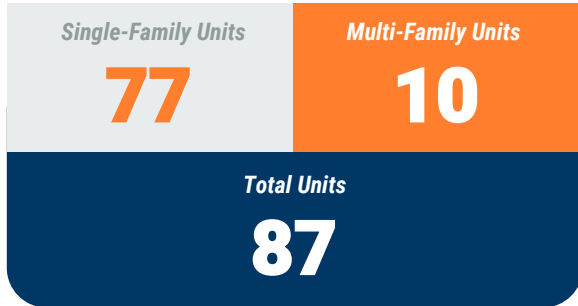
Building Activity Report

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Baltimore County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

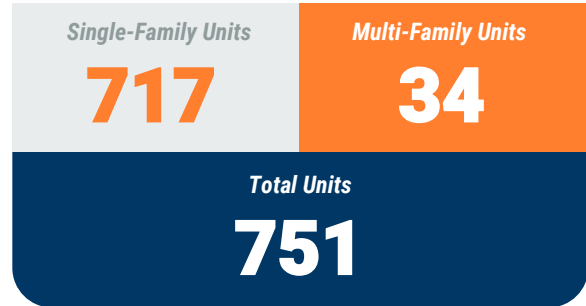
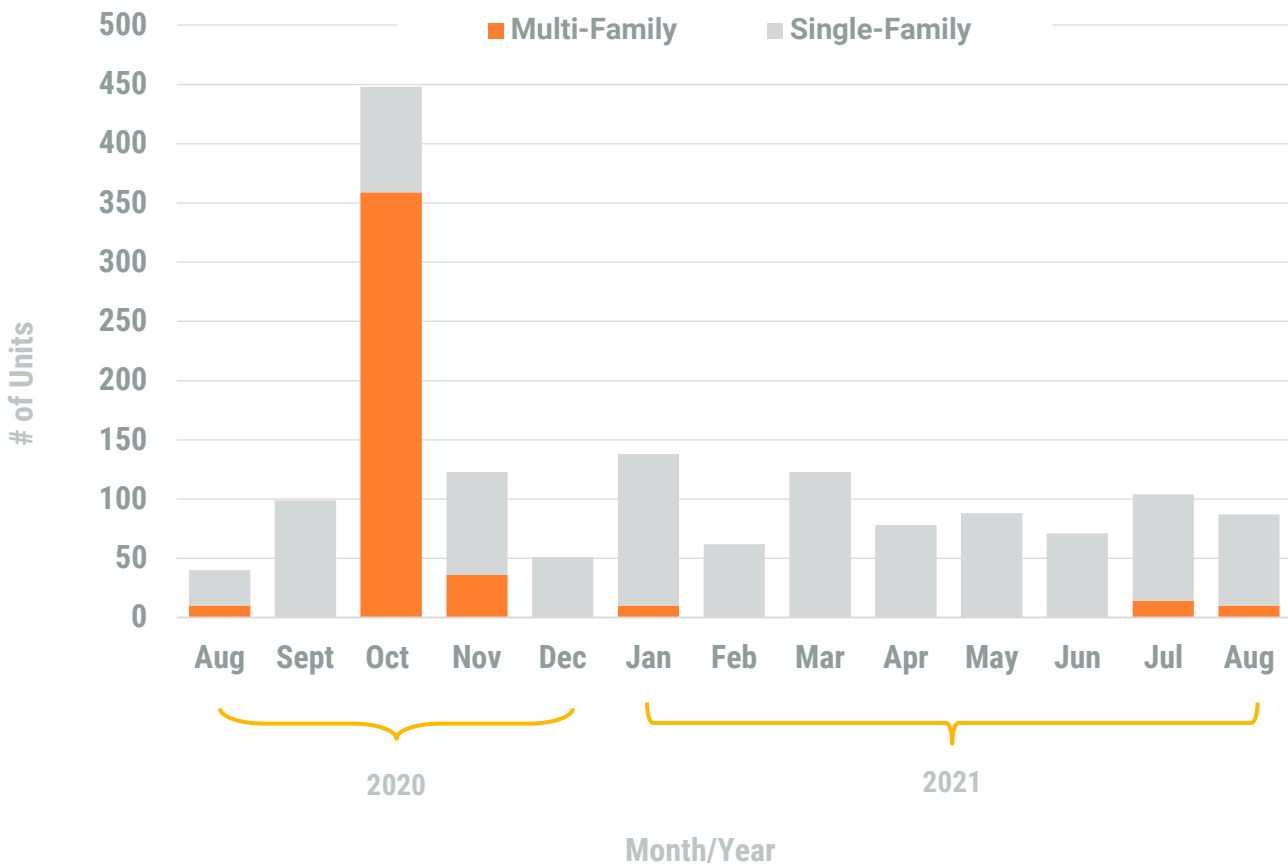


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

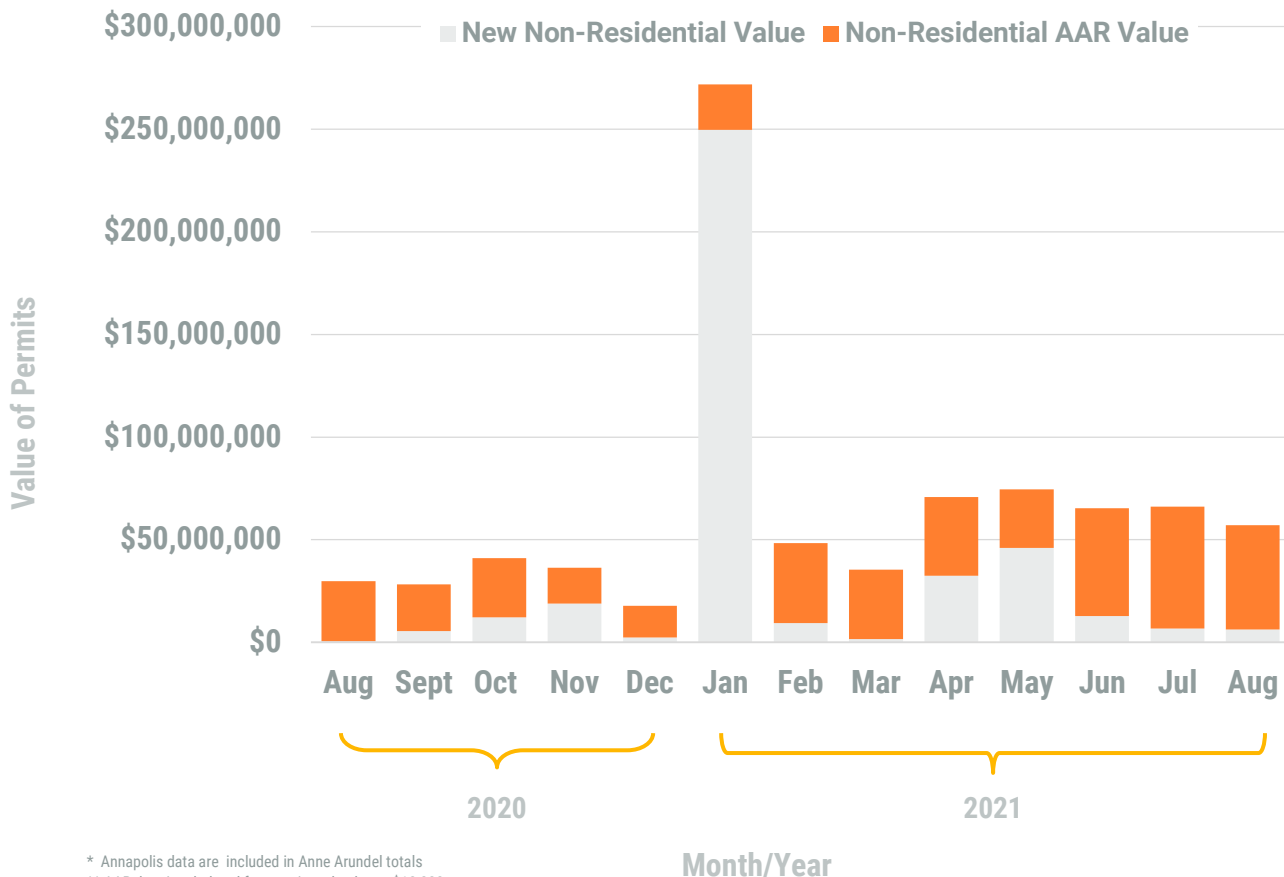
August, 2021

Baltimore County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$6,200,000	\$364,848,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$50,909,000	\$324,593,000

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



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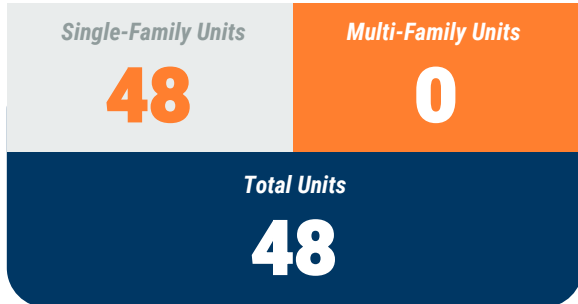
Building Activity Report

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Carroll County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

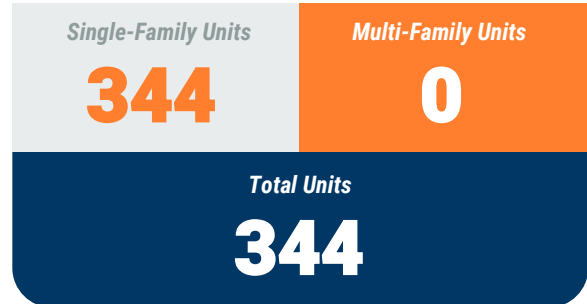
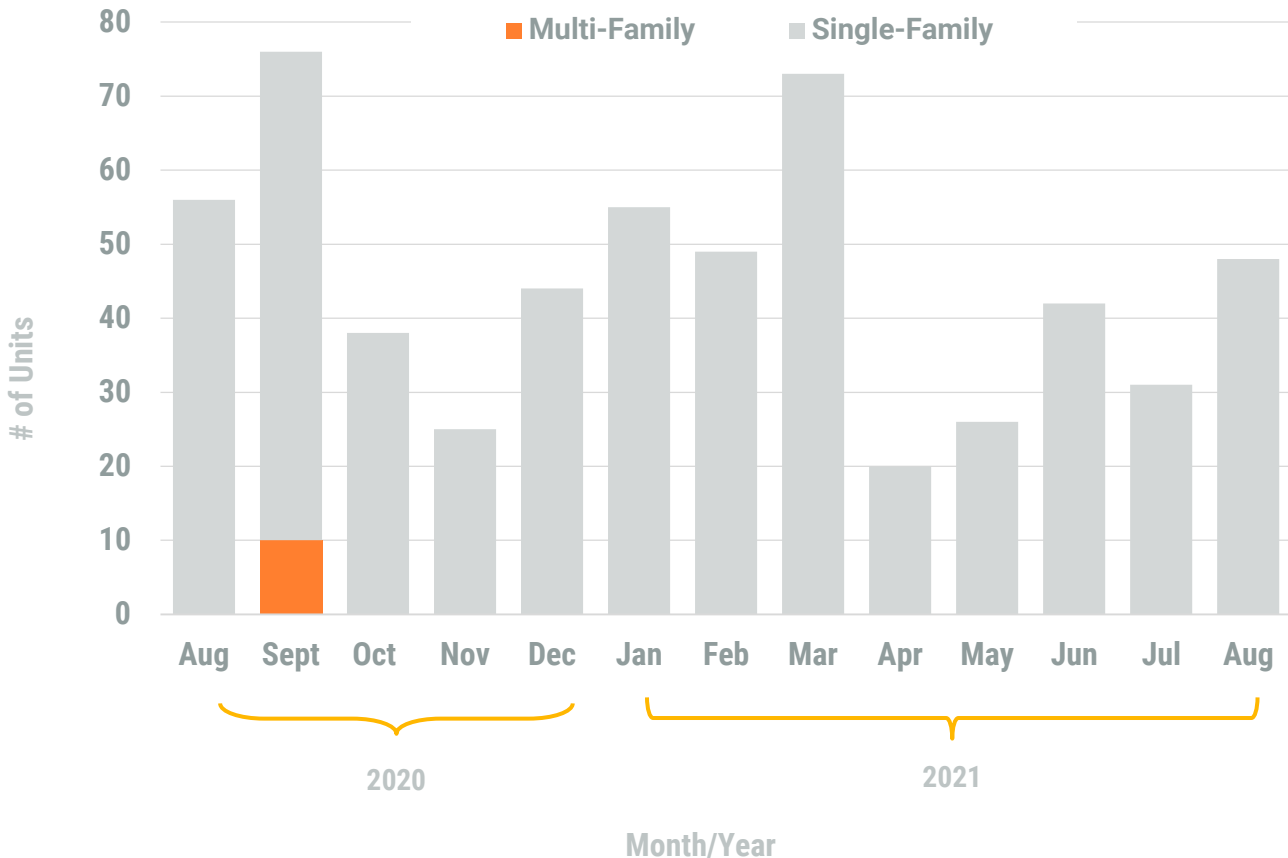


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

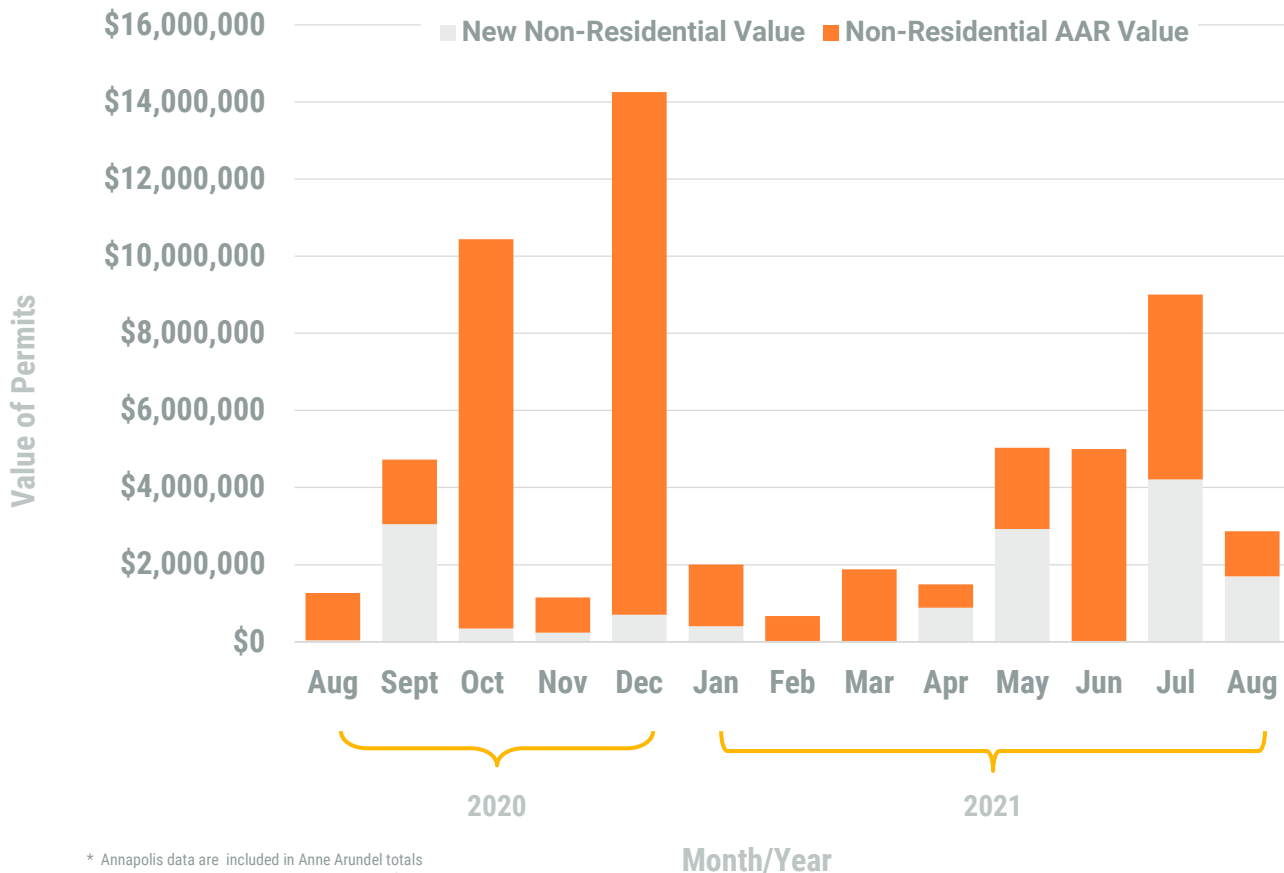
August, 2021

Carroll County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$1,700,000	\$10,123,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$1,168,000	\$17,832,000

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



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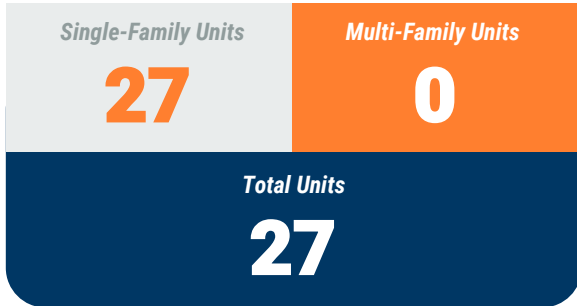
Building Activity Report

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Harford County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

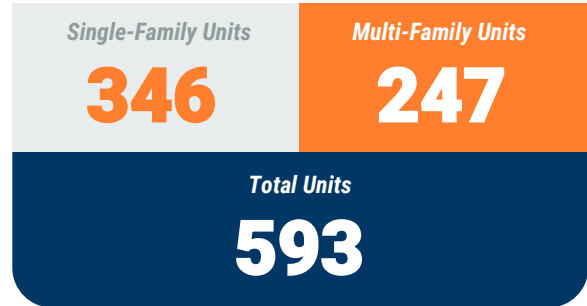
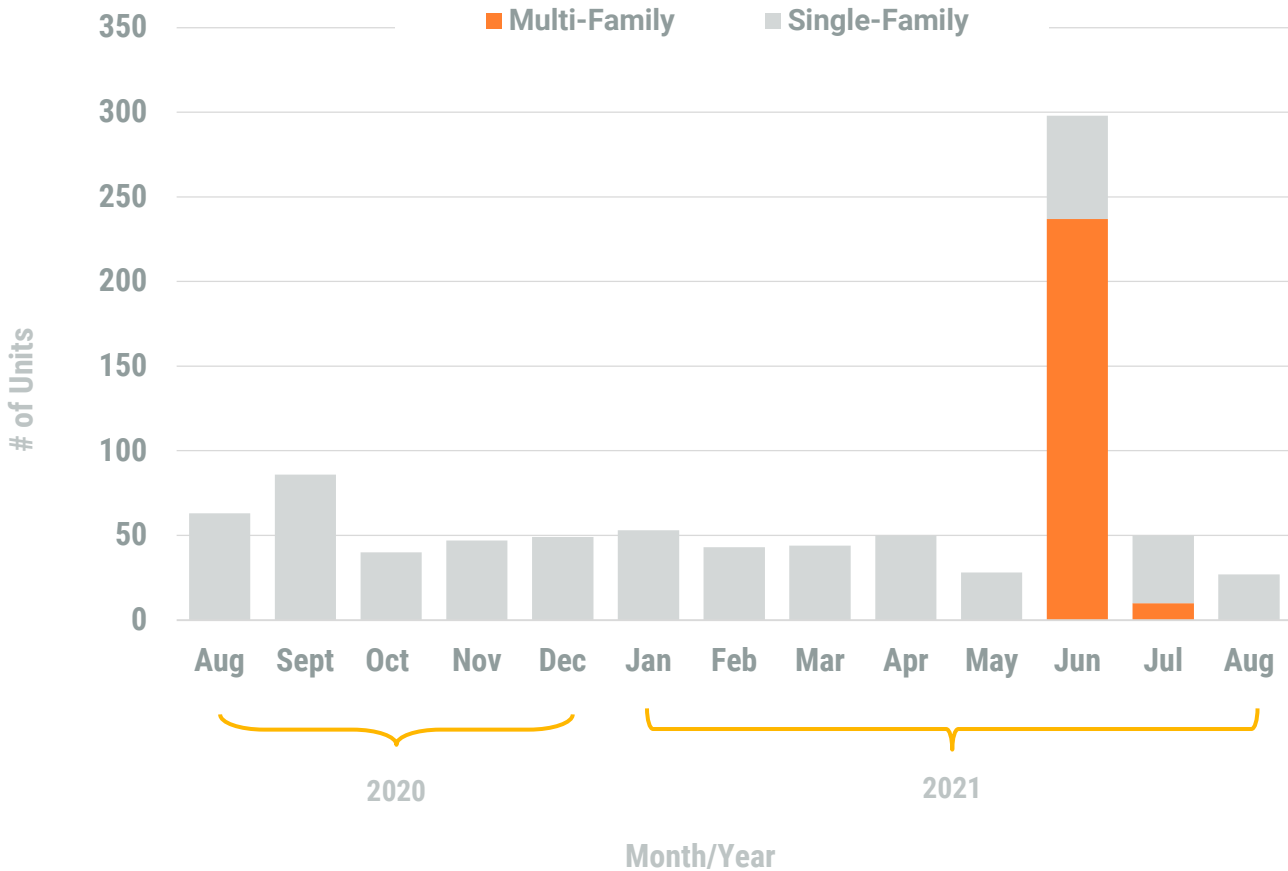


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

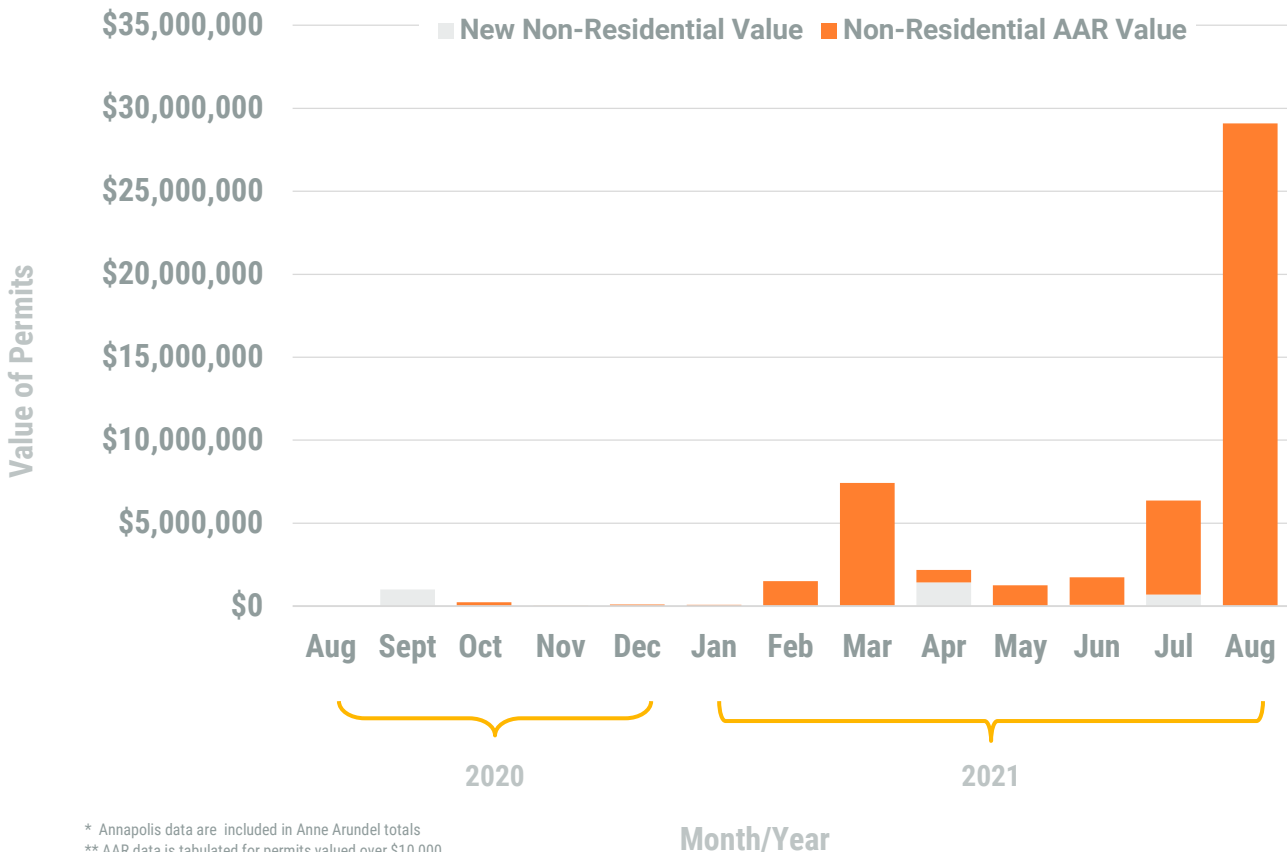
August, 2021

Harford County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$0	\$2,196,000
AARs NON-RESIDENTIAL <small>Alterations, Additions, Repairs (AARs)</small>	\$29,090,000	\$47,452,000

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



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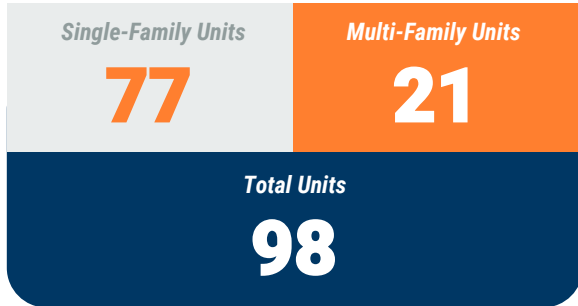
Building Activity Report

August, 2021

Howard County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

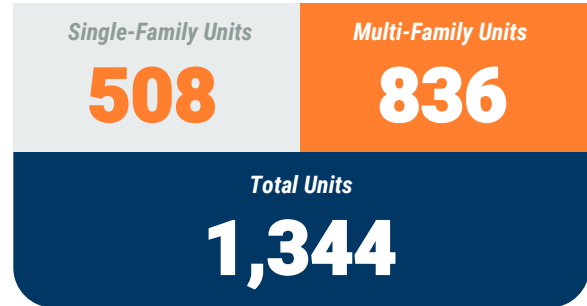
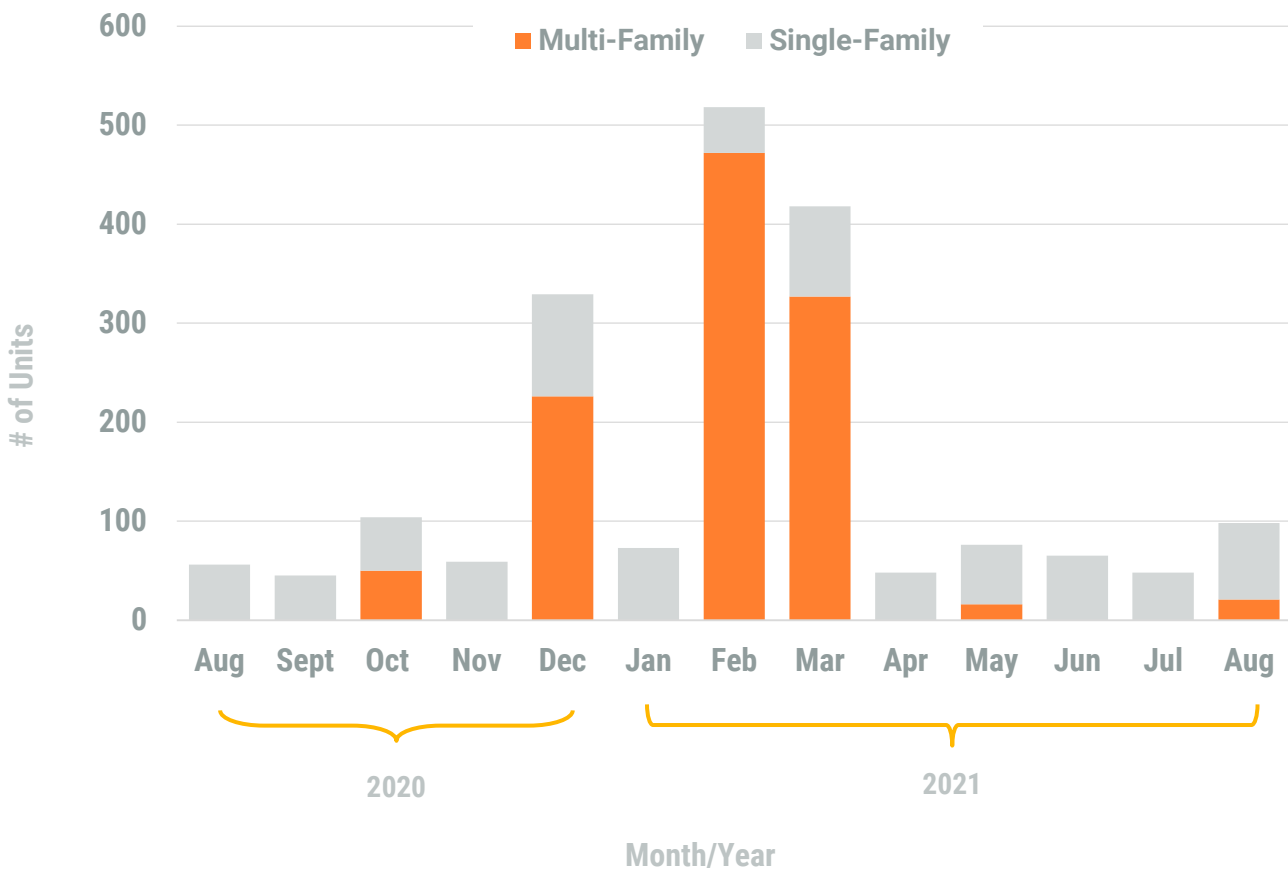


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

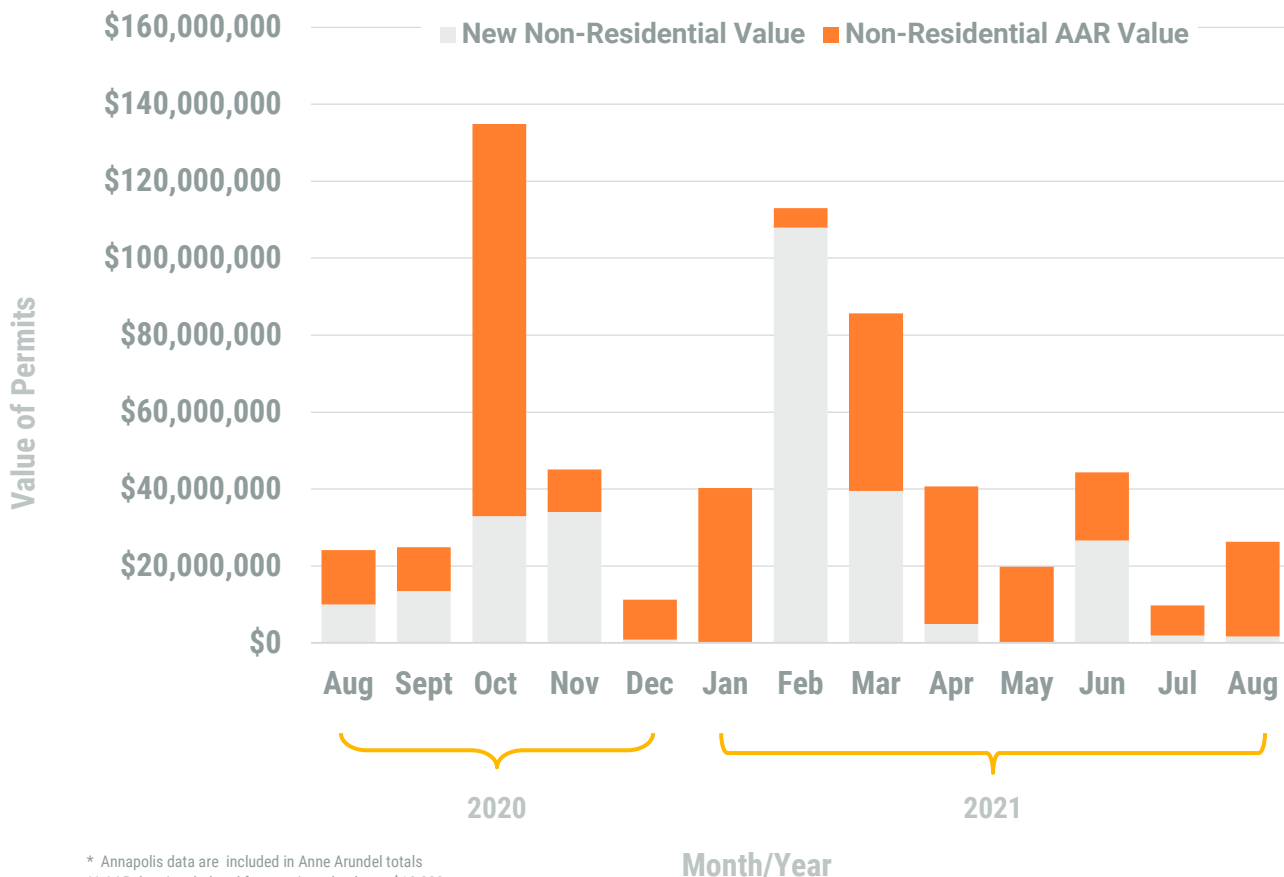
August, 2021

Howard County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$1,650,000	\$182,829,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$24,645,000	\$196,938,000

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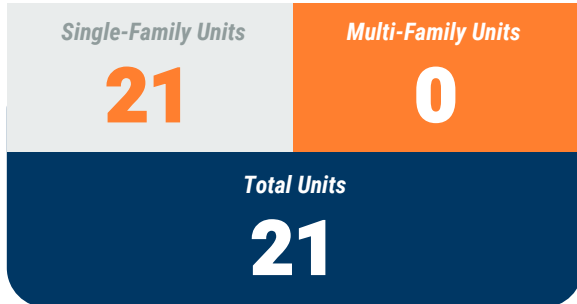
Building Activity Report

August, 2021

Queen Anne's County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

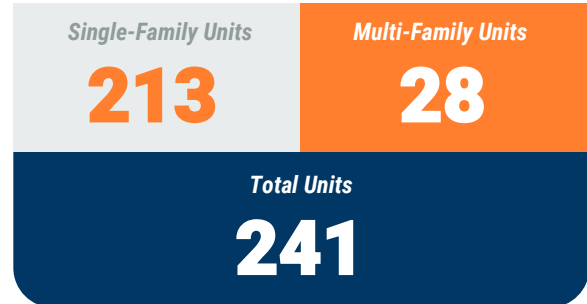
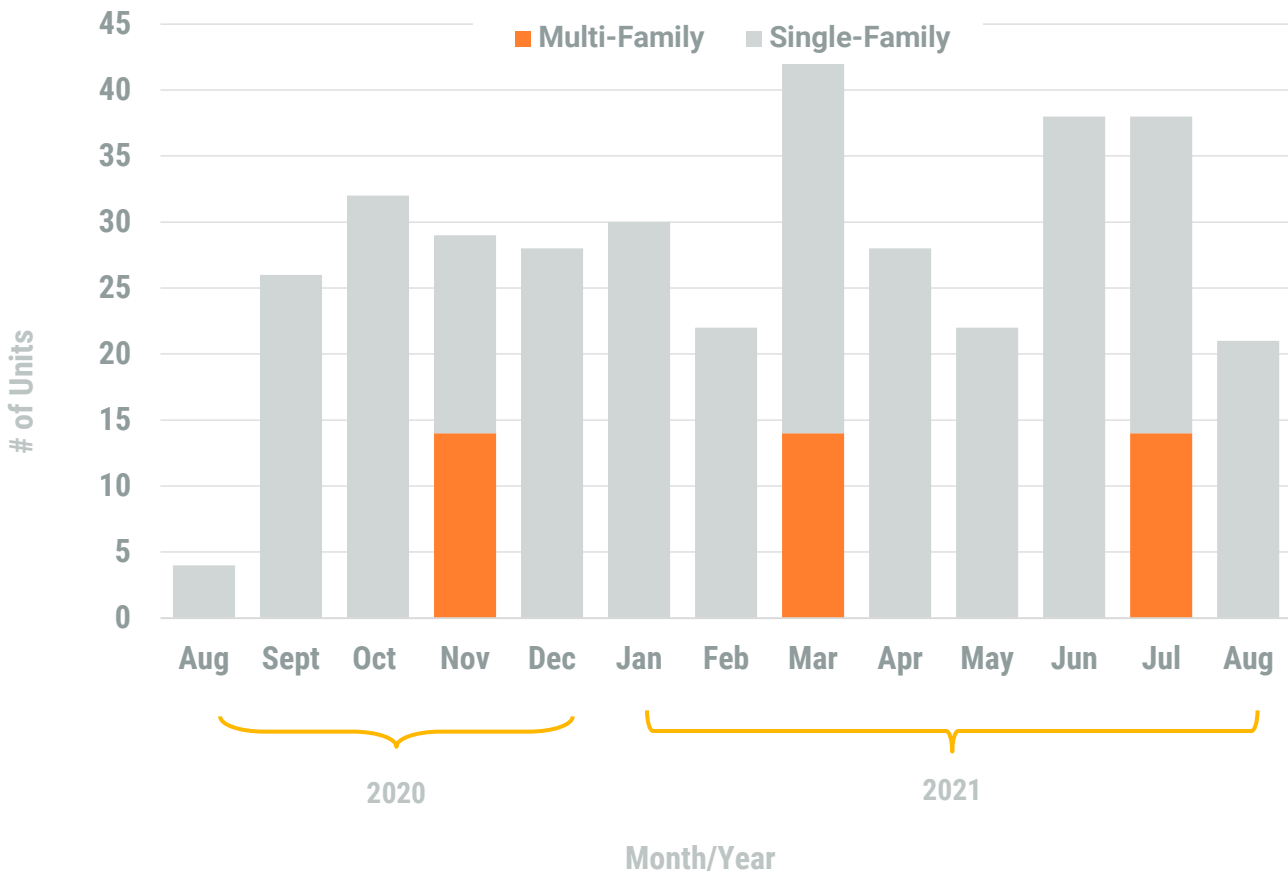


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

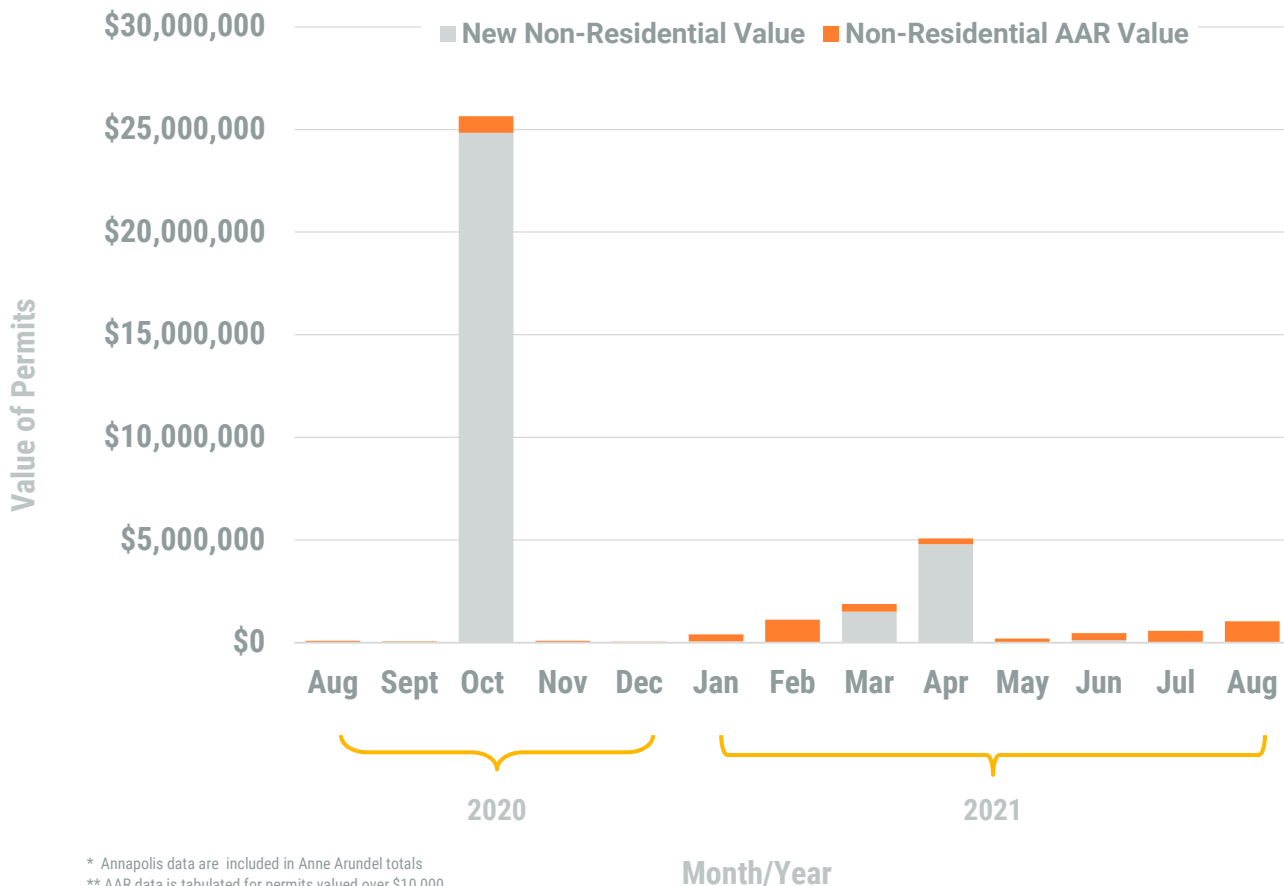
August, 2021

Queen Anne's County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$0	\$6,475,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$1,042,000	\$4,255,000

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Building Activity Report

August, 2021

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

Amount	County/City	Location	Description	Owner Name
\$ 65,000,000	Baltimore City	Brooklyn	New Facilities and Bldg Renos - Patapsco Wastewater Treatment Plant	Michael Hallmen
\$ 8,000,000	Baltimore City	Roland Park	New Athletic Center, Squash Courts, Indoor Turf Field (New Structure)	Calvert School
\$ 5,905,872	Anne Arundel	Brooklyn Park/Linthicum	New 1-Sty Warehouse Bldg	T A Race Road LLC
\$ 5,000,000	Baltimore City	Gardenville	New Shell Warehse Bldg (Hollander Lot 41)	FRP Hollander 95 LLC
\$ 3,137,807	Anne Arundel	Brooklyn Park/Linthicum	New Shell Bldg w Loading Dock	BWI Tech Building 3 LLC
\$ 3,000,000	Baltimore	Edgemere	New Shell Bldg	TPA Properties 23 LLC
\$ 2,000,000	Baltimore	Fowblesburg	New 2-Sty Lodging Bldg	Associated Jewish Charities
\$ 1,650,000	Howard	Laurel	Ext Alts - Emerson Data Center: Perimeter Security, Fence	Laurel Building LLC
\$ 1,250,000	Carroll	Westminster	New Shell Bldg	CFT NV Developments LLC
\$ 500,000	Baltimore	Perry Hall/White Marsh	New 1-Sty Car Wash	Shops at Perry Hall 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
\$ 60,000,000	Baltimore City	Brooklyn	Addtn to Main Switchgear Bldg - Patapsco Wastewater Treatment Plant	Mayor & City Council
\$ 28,900,000	Harford	Aberdeen/Havre De Grace	Alts: Fit Out New Upper Chesapeake Medical Facility	
\$ 11,677,200	Howard	Elkridge	Int/Ext Alts: Rstrms, Ofcs, Mech Rm, Tank Pad, Storage - Northrop Grumman	Troy Hill Corporate Ctr III LLC
\$ 5,600,000	Baltimore	Catonsville	Int Alts: Partitns, Stud, Ceiling Tile/Grid, Millwork, Fixturs, Finishes	Maryland Health and Higher Ed
\$ 5,000,000	Baltimore	Towson/Loch Raven	Grade 370,433Sf for Proposed Turf Field, Baseball Field	Loyola High School
\$ 5,000,000	Baltimore	Towson/Loch Raven	SWM	Loyola High School
\$ 3,815,081	Baltimore City	Morrell Park	Int/Ext Alts: Repair Concrete, Waterproofing for Parking Structure	St. Anges Wilkins
\$ 3,500,000	Howard	Laurel	Int/Ext Alts - Suites 100, 200 & 300: Generator - Cavalier Logistics	Prologis
\$ 3,281,792	Baltimore	Hereford/Maryland Line	Grnd Solar - 6,156 Panels on Farm Property	Atkinson Charles Gary
\$ 3,167,561	Baltimore	Perry Hall/White Marsh	Grading for Stream Restoration	Baltimore County MD
\$ 3,000,000	Baltimore City	Roland Park	Reno: 2-Sty Retail Store w Food Service, Storage, Support Spaces	Roland Park-Victor'S Market
\$ 2,042,869	Anne Arundel	Crownsville	Addtn (2 - Sty) For Clinical Wing, Childcare Expands	Chrysalis House Inc
\$ 2,000,000	Baltimore City	Carroll Park	Addition (Equip in New Add Will Support Existing Bldg Function)	Chesapeake Biological Lab
\$ 1,900,000	Baltimore	Cockeysville/Timonium	Int Alts: Stud, Partitns, Ceiling Grid/Tile, ADA Rstrm, HVAC	Merritt SC11 LLC
\$ 1,700,000	Baltimore	Edgemere	Alts: Add Roof Access, Equip	Tradepoint Atlantic LLC
\$ 1,700,000	Howard	Laurel	Int Alts: Dpt Of Public Works Wstewater Trtmnt	HOCO Dept of Public Works
\$ 1,606,759	Anne Arundel	Brooklyn Park/Linthicum	Rftp Solar (2,057) Panels	Icon Mars Property Owner Pool
\$ 1,590,332	Baltimore	Sparks	Ext Alts: Foundation for Steel Canopy	Becton Dickinson and Company

Source: Building Permit Data System at the Baltimore Metropolitan Council



Appendix

August, 2021

Table 1a. Residential Construction Activity

	Single-Family Units				Multi-Family Units				Total Units			
	August 2020	August 2021	YTD 2020	YTD 2021	August 2020	August 2021	YTD 2020	YTD 2021	August 2020	August 2021	YTD 2020	YTD 2021
Anne Arundel	181	108	1,296	1,095	-	300	24	318	181	408	1,320	1,413
Annapolis*	(3)	-	(27)	(11)	-	-	-	(8)	(3)	-	(27)	(19)
Baltimore City	11	1	45	104	541	-	1,460	1,051	552	1	1,505	1,155
Baltimore	30	77	423	717	10	10	303	34	40	87	726	751
Carroll	56	48	271	344	-	-	35	-	56	48	306	344
Harford	63	27	486	346	-	-	128	247	63	27	614	593
Howard	56	77	390	508	-	21	183	836	56	98	573	1,344
Queen Annes	4	21	93	213	-	-	1	28	4	21	94	241
Region	401	359	3,004	3,327	551	331	2,134	2,514	952	690	5,138	5,841
Regional Change 2020-2021		(42)		323		(220)		380		(262)		703
As a Percent		-10.5%		10.8%		-39.9%		17.8%		-27.5%		13.7%

	Number of AAR Permits**				Value of New Residential Construction Activity (thousands of dollars)				Value of Additions, Alterations and Repairs (thousands of dollars)			
	August 2020	August 2021	YTD 2020	YTD 2021	August 2020	August 2021	YTD 2020	YTD 2021	August 2020	August 2021	YTD 2020	YTD 2021
Anne Arundel	225	240	1,268	1,848	32,466	45,806	230,067	239,095	10,221	10,475	62,095	87,408
Annapolis*	(34)	(37)	(179)	(376)	(2,541)	-	(13,686)	5,707	(2,643)	(1,901)	(12,137)	(24,354)
Baltimore City	122	112	796	1,003	89,544	195	130,026	85,817	6,979	11,451	148,898	92,568
Baltimore	149	277	930	1,598	33,357	20,568	137,021	177,909	7,314	12,376	53,522	79,455
Carroll	91	82	507	802	10,929	14,403	57,122	81,742	2,936	3,557	18,589	32,302
Harford	2	7	30	76	19,618	7,701	143,915	147,257	212	174	1,458	3,123
Howard	181	189	938	1,263	11,520	16,632	106,086	125,810	5,421	7,730	31,749	53,922
Queen Annes	3	-	36	30	1,124	3,775	18,861	52,279	347	-	2,758	2,523
Region	773	907	4,505	6,620	198,558	109,080	823,098	909,909	33,430	45,763	319,069	351,301
Regional Change 2020-2021		134		2,115		(89,478)		86,811		12,333		32,232
As a Percent		17.3%		46.9%		-45.1%		10.5%		36.9%		10.1%

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Appendix

August, 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)			
	August 2020	August 2021	YTD 2020	YTD 2021	August 2020	August 2021	YTD 2020	YTD 2021	August 2020	August 2021	YTD 2020	YTD 2021
Anne Arundel	93	138	789	881	235	9,044	19,332	83,922	76,068	15,738	197,296	158,138
Annapolis*	(15)	(17)	(137)	(122)	-	-	(75)	(160)	(3,472)	(655)	(22,778)	(19,127)
Baltimore City	54	56	436	433	5,505	78,080	104,061	264,630	43,212	77,329	287,964	344,302
Baltimore	79	192	728	959	412	6,200	76,848	364,848	29,320	50,909	344,361	324,593
Carroll	11	16	69	145	40	1,700	9,746	10,123	1,228	1,168	78,169	17,832
Harford	-	5	19	48	-	-	23,415	2,196	-	29,090	9,865	47,452
Howard	53	56	335	344	10,000	1,650	44,519	182,829	14,162	24,645	162,779	196,938
Queen Annes	2	11	28	56	-	-	1,205	6,475	82	1,042	1,372	4,255
Region	292	474	2,404	2,866	16,192	96,674	279,126	915,023	164,072	199,921	1,081,806	1,093,510
Regional Change 2020-2021		182		462		80,482		635,897		35,849		11,704
As a Percent		62.3%		19.2%		497.0%		227.8%		21.8%		1.1%

Table 1c. Mixed-Use Construction Activity

	Number of Residential Units in Mixed-Use Permits				Value of Mixed-Use Construction Activity (thousands of dollars)			
	August 2020	August 2021	YTD 2020	YTD 2021	August 2020	August 2021	YTD 2020	YTD 2021
Anne Arundel	-	-	-	6	-	-	-	2,103
Annapolis*	-	-	-	(6)	-	-	-	(2,103)
Baltimore City	11	-	748	671	1,100	-	144,560	151,000
Baltimore	-	-	231	-	-	-	60,000	-
Carroll	-	-	-	-	-	-	-	-
Harford	-	-	-	-	-	-	-	-
Howard	-	-	-	472	-	-	-	5,500
Queen Annes	-	-	1	-	-	-	500	-
Region	11	-	980	1,149	1,100	-	205,060	158,603
Regional Change 2020-2021		(11)		169		(1,100)		(46,457)
As a Percent		-100.0%		17.2%		-100.0%		-22.7%

* 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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