

REPORT

Metropolitan Building Activity Report

February 2021



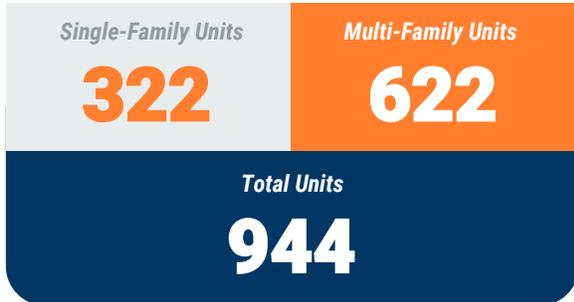
Building Activity Report

February, 2021

Region

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

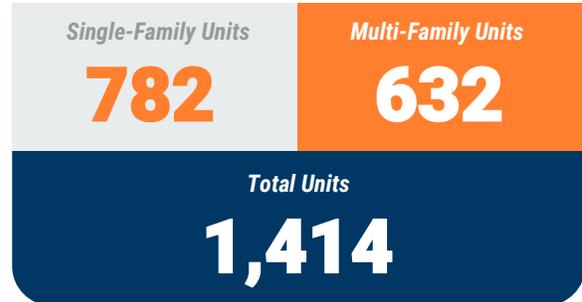
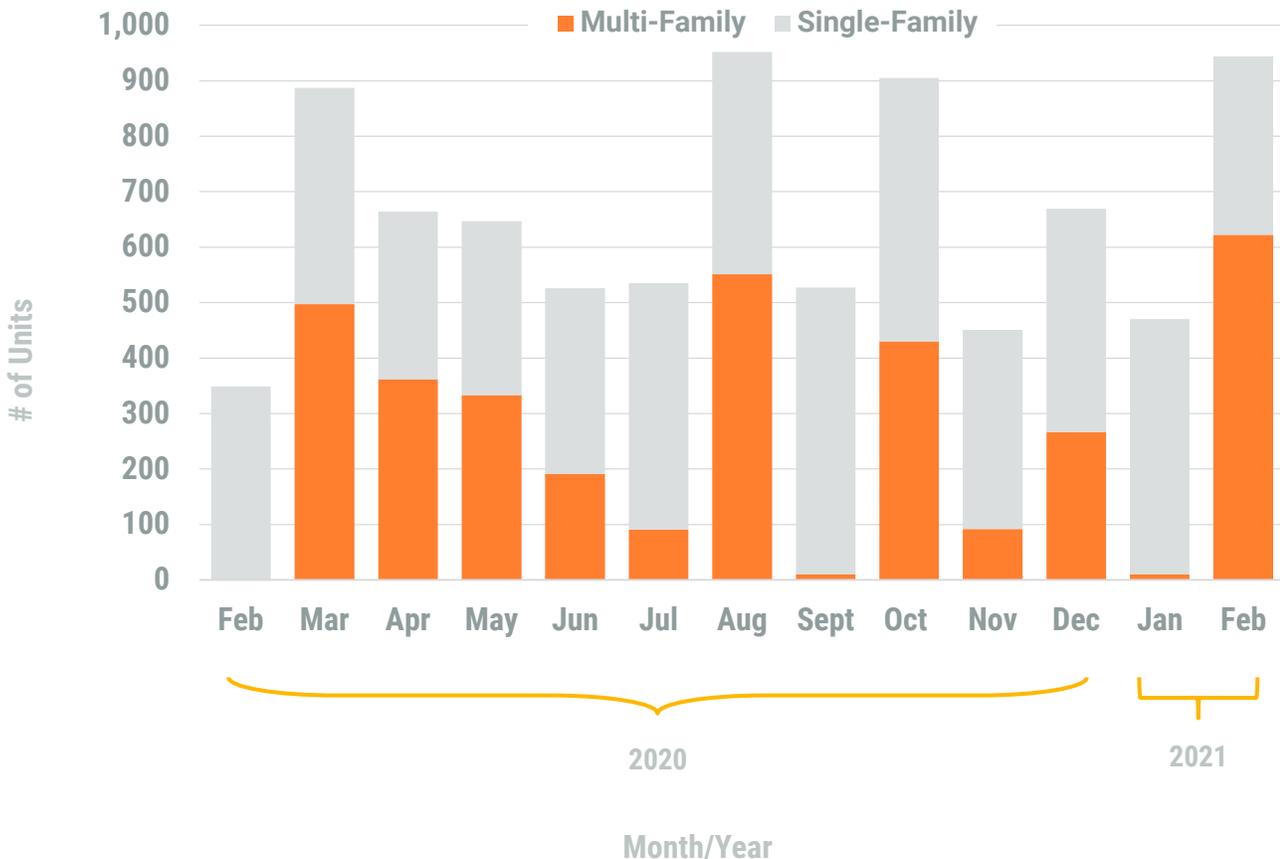


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

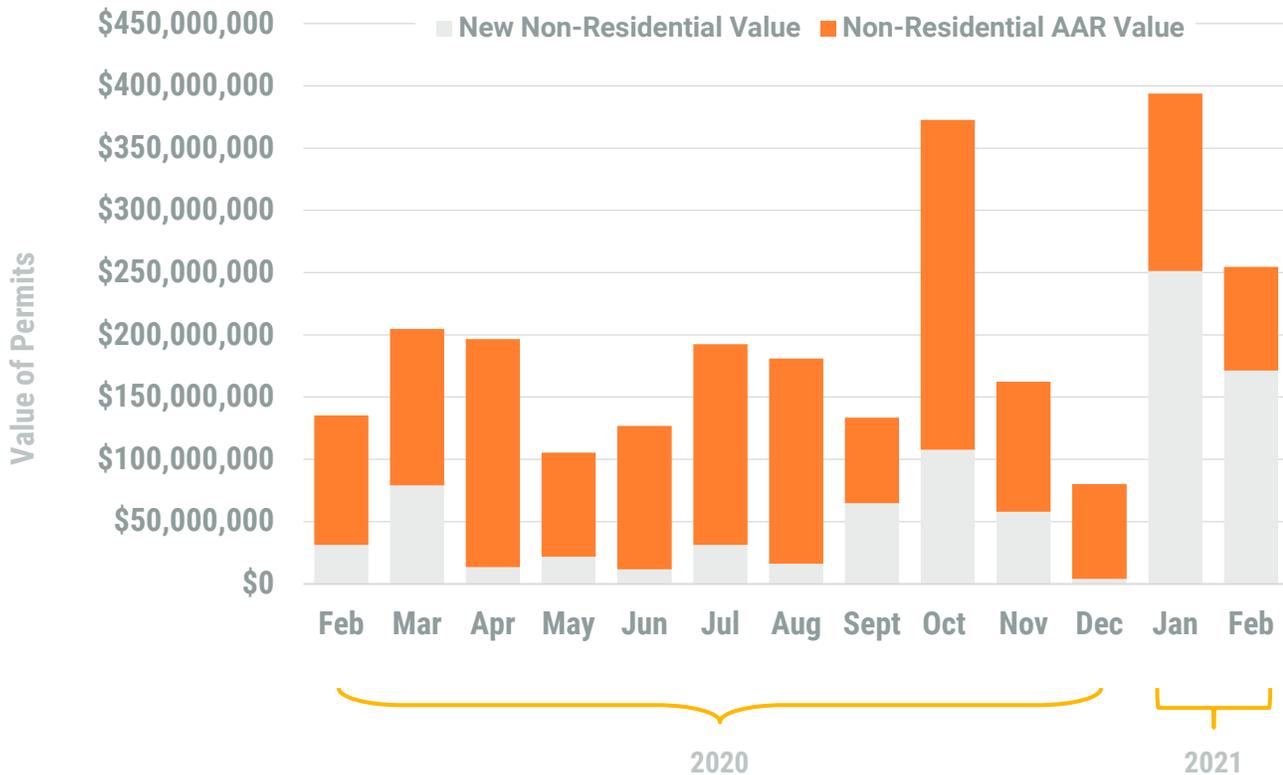
February, 2021

Region

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$171,325,000	\$422,522,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$83,367,000	\$226,131,000

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
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 Source: BPDS at the Baltimore Metropolitan Council



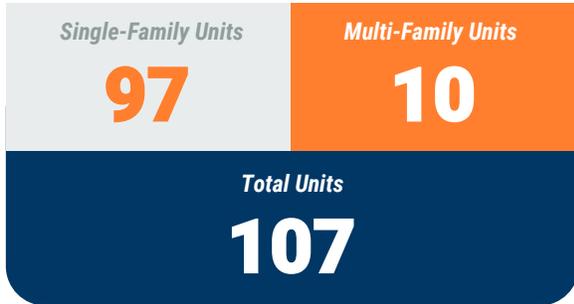
Building Activity Report

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Anne Arundel County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

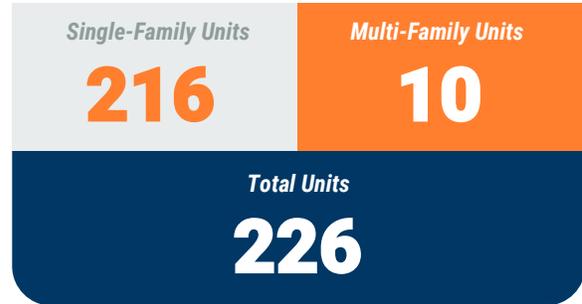
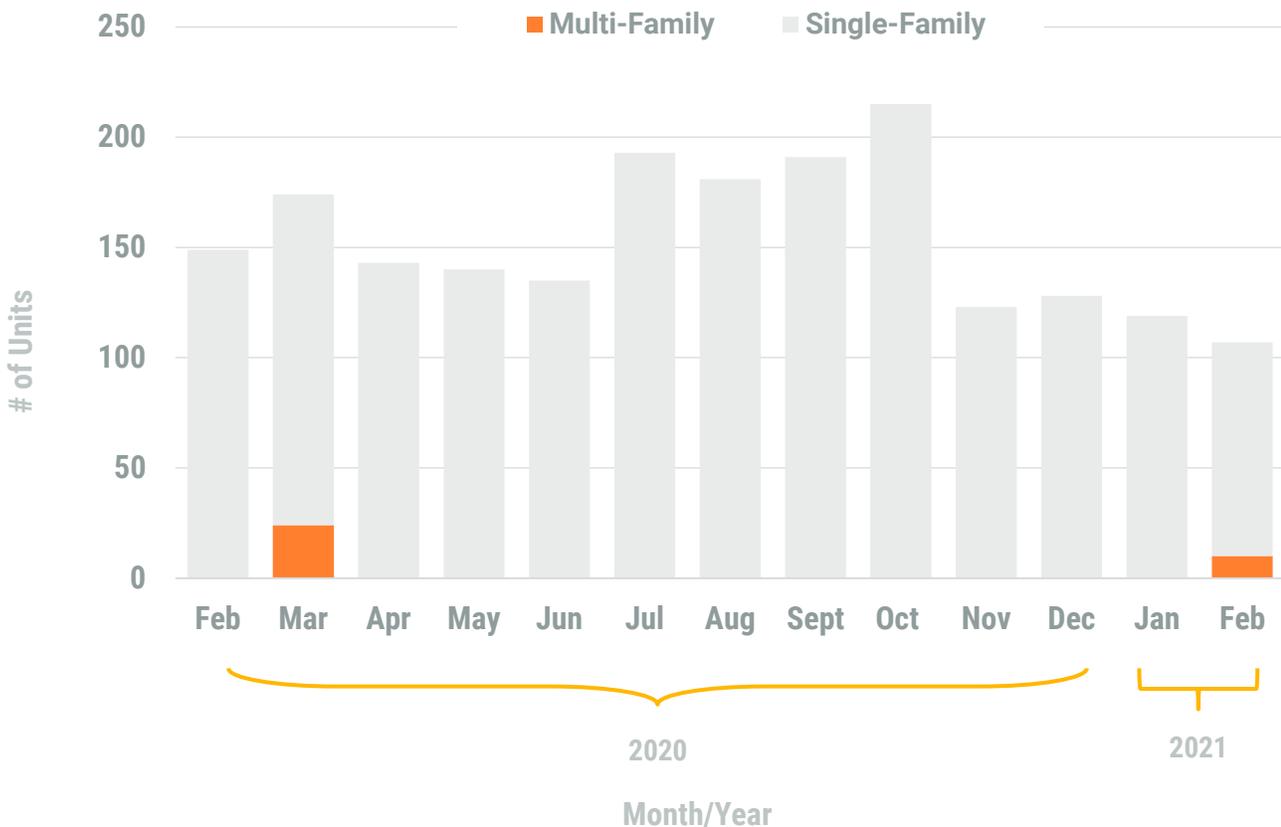


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Building Activity Report

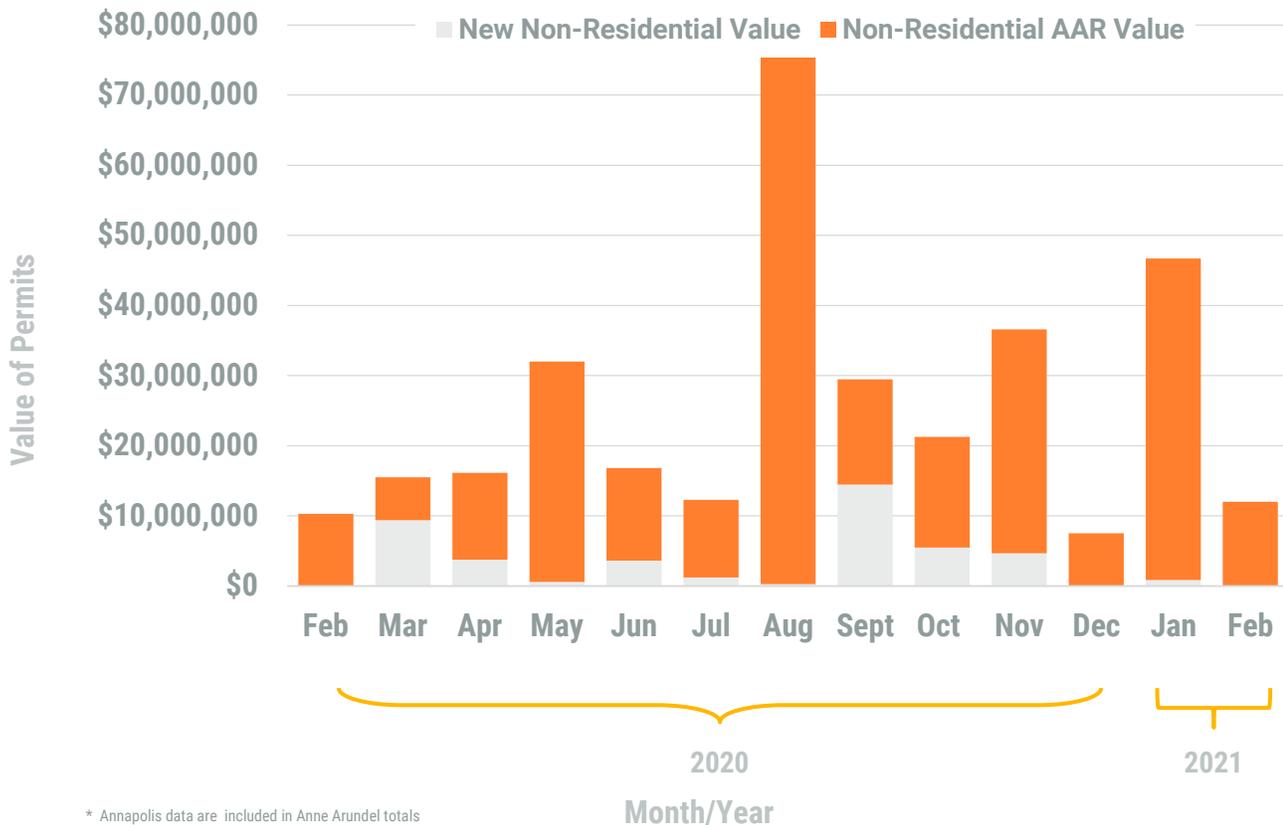
February, 2021

Anne Arundel County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$0	\$850,000
AARs NON-RESIDENTIAL <small>Alterations, Additions, Repairs (AARs)</small>	\$11,988,000	\$57,826,000

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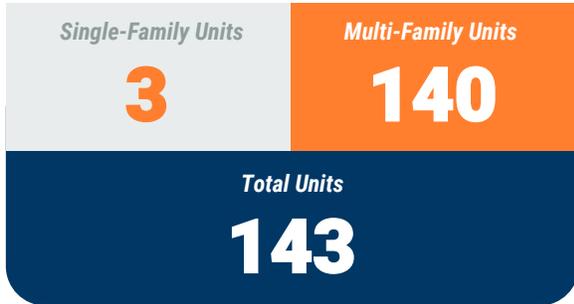
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Baltimore City

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

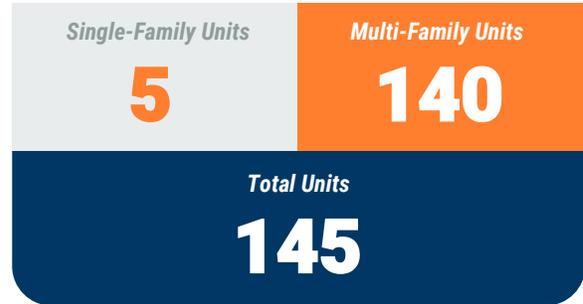
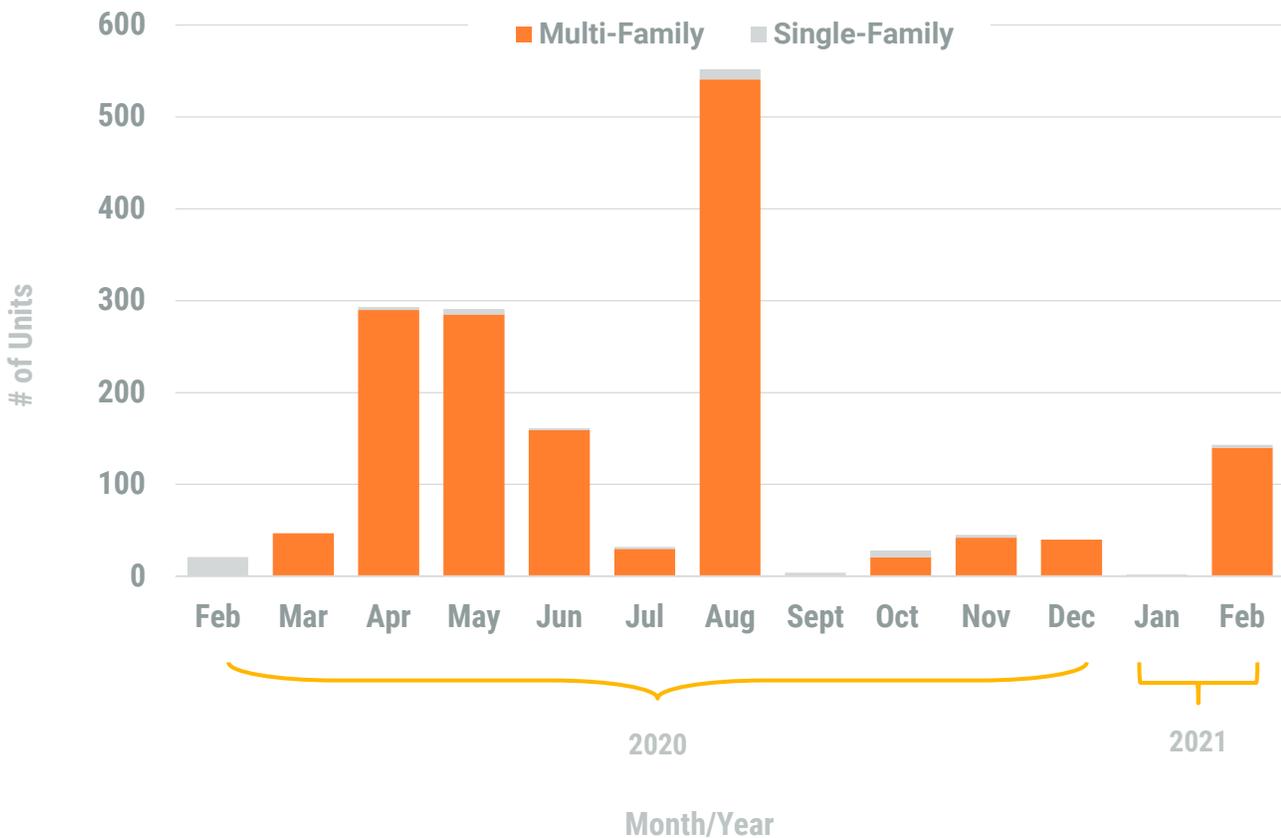


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Building Activity Report

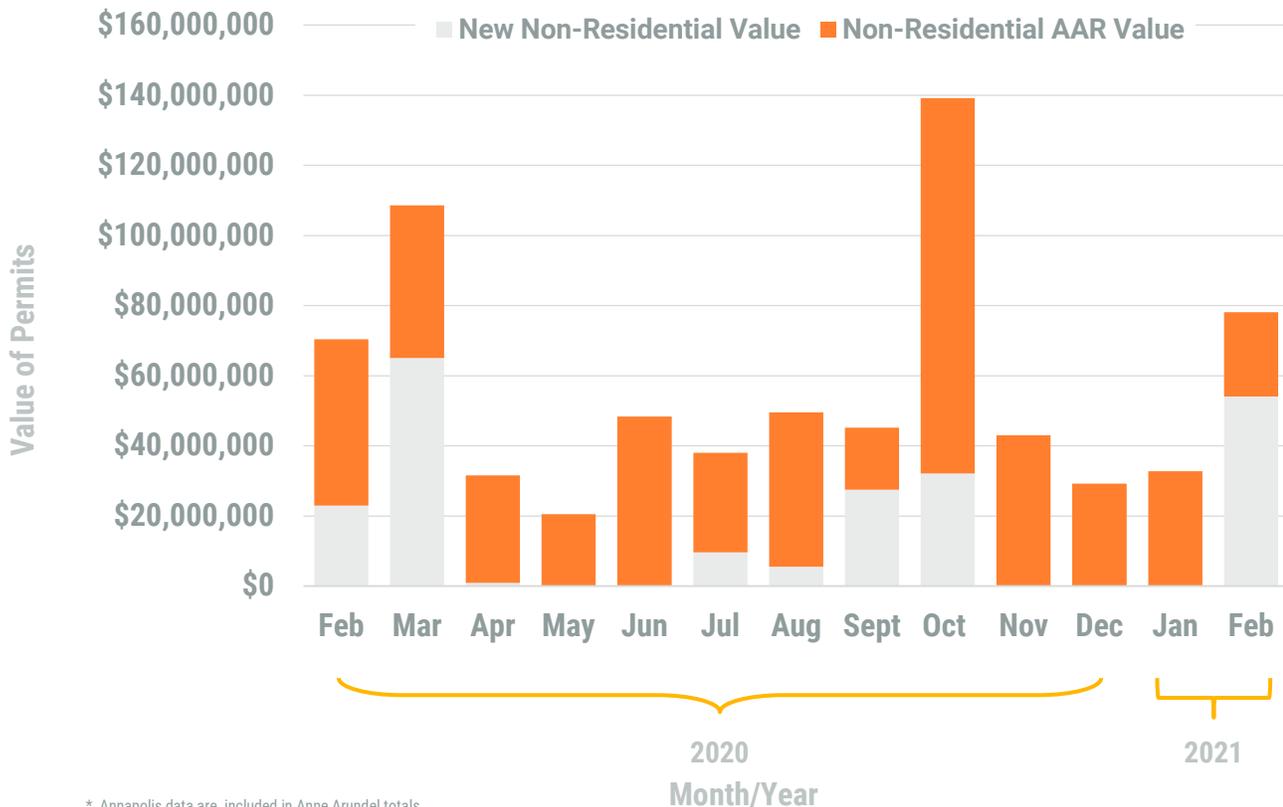
February, 2021

Baltimore City

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$54,100,000	\$54,100,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$24,024,000	\$56,771,000

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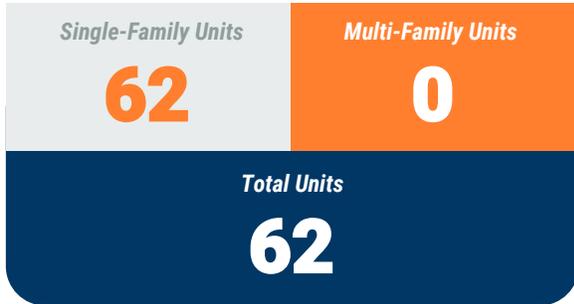
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Baltimore County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

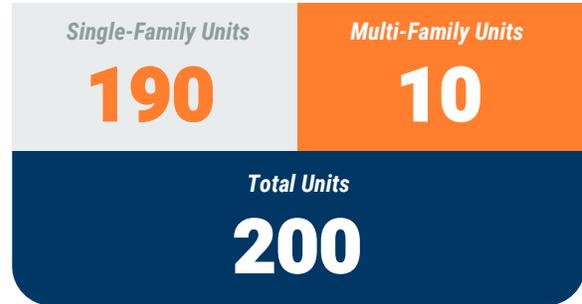
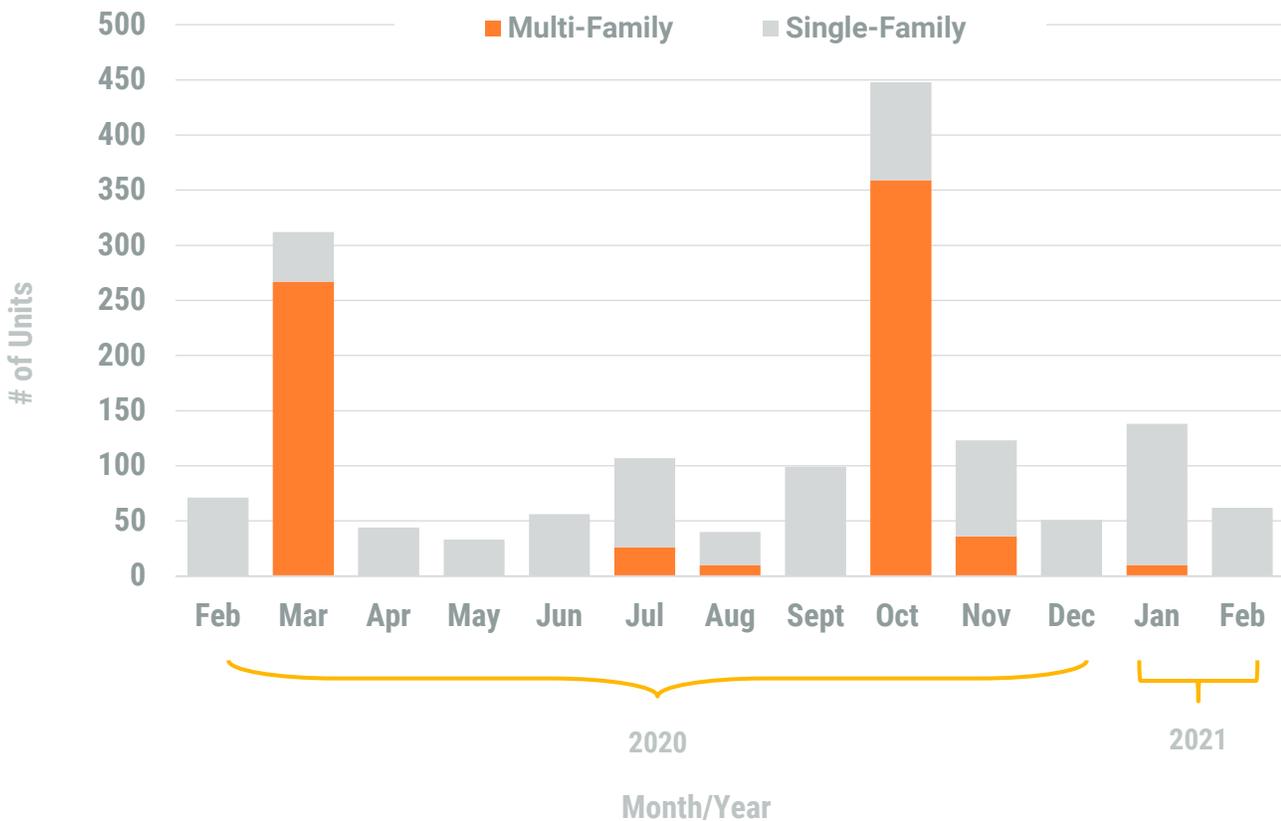


Exhibit 1: New Residential Unit Permit Activity (13-Month)





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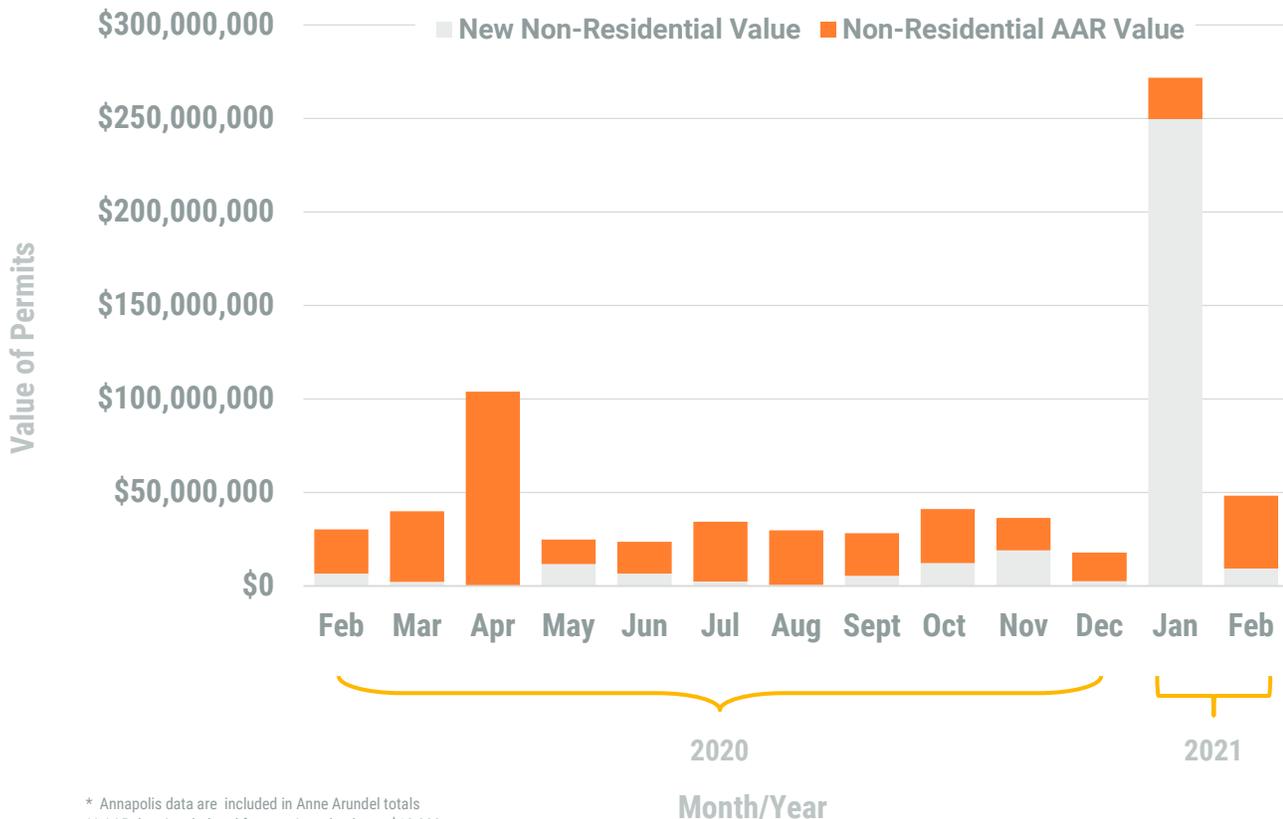
February, 2021

Baltimore County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$9,293,000	\$258,991,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$38,989,000	\$61,094,000

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



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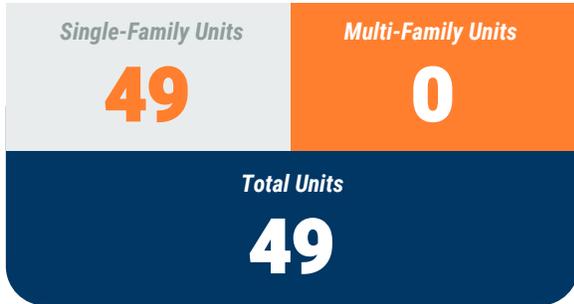
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Carroll County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

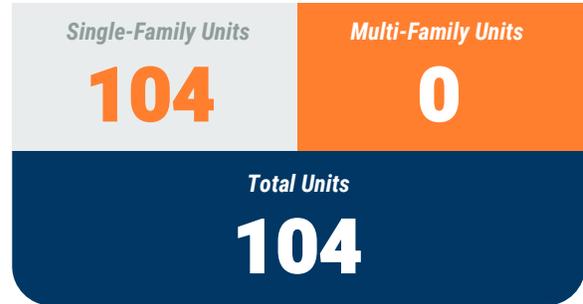
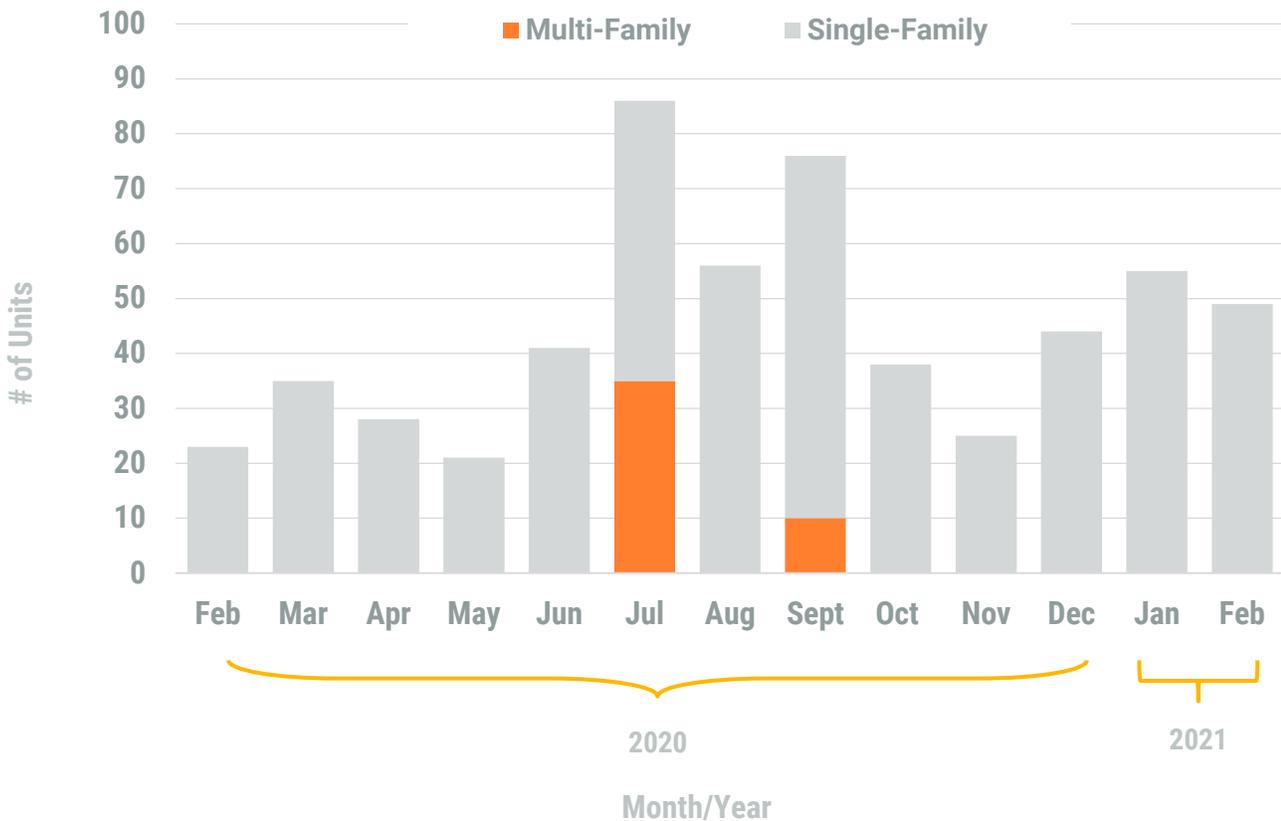


Exhibit 1: New Residential Unit Permit Activity (13-Month)





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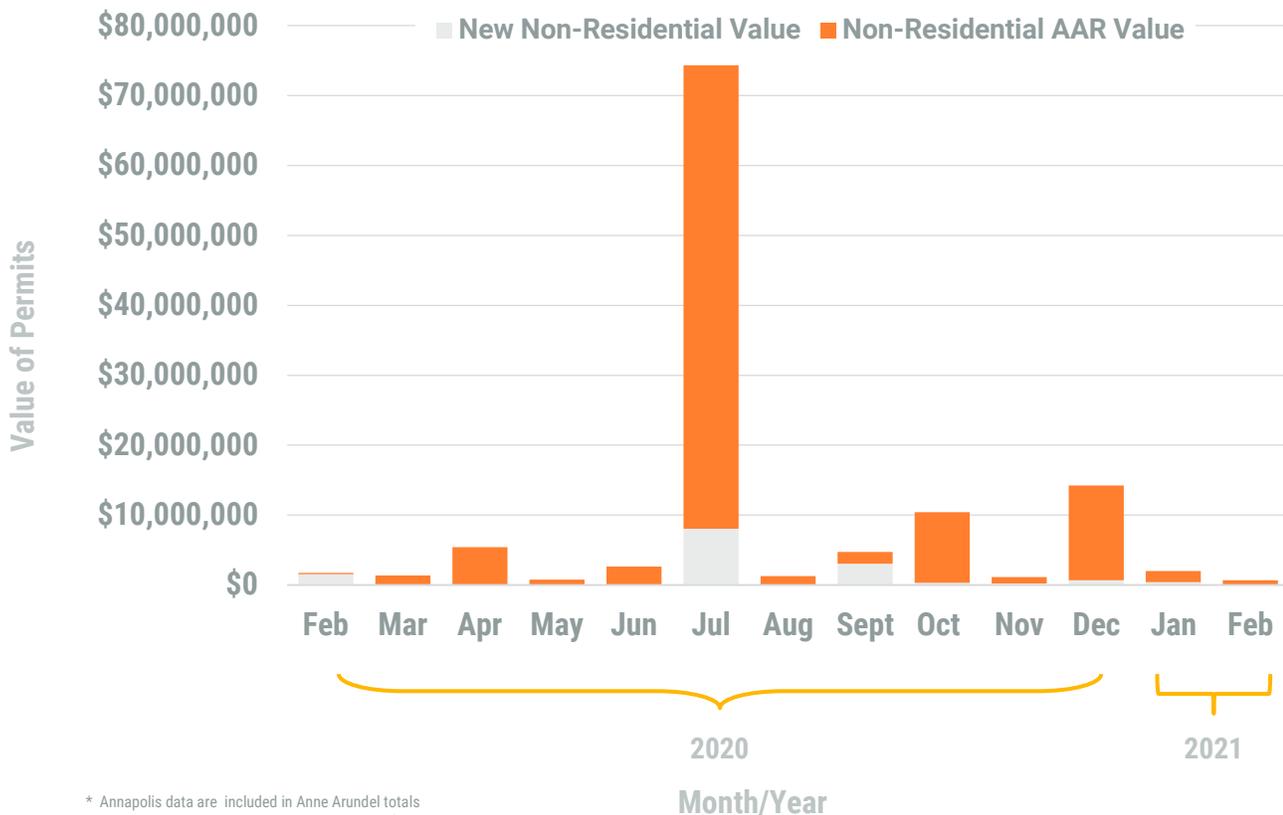
February, 2021

Carroll County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$0	\$399,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$668,000	\$2,275,000

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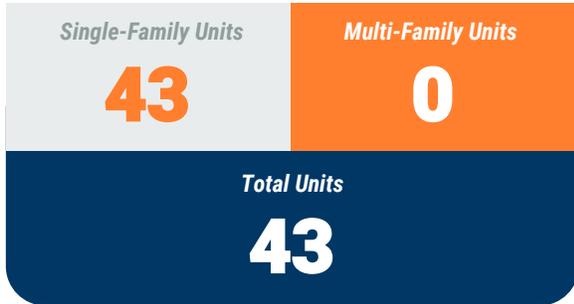
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Harford County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

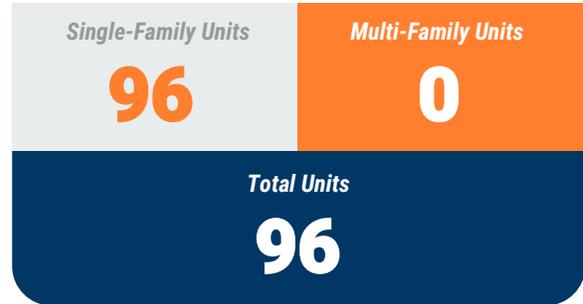
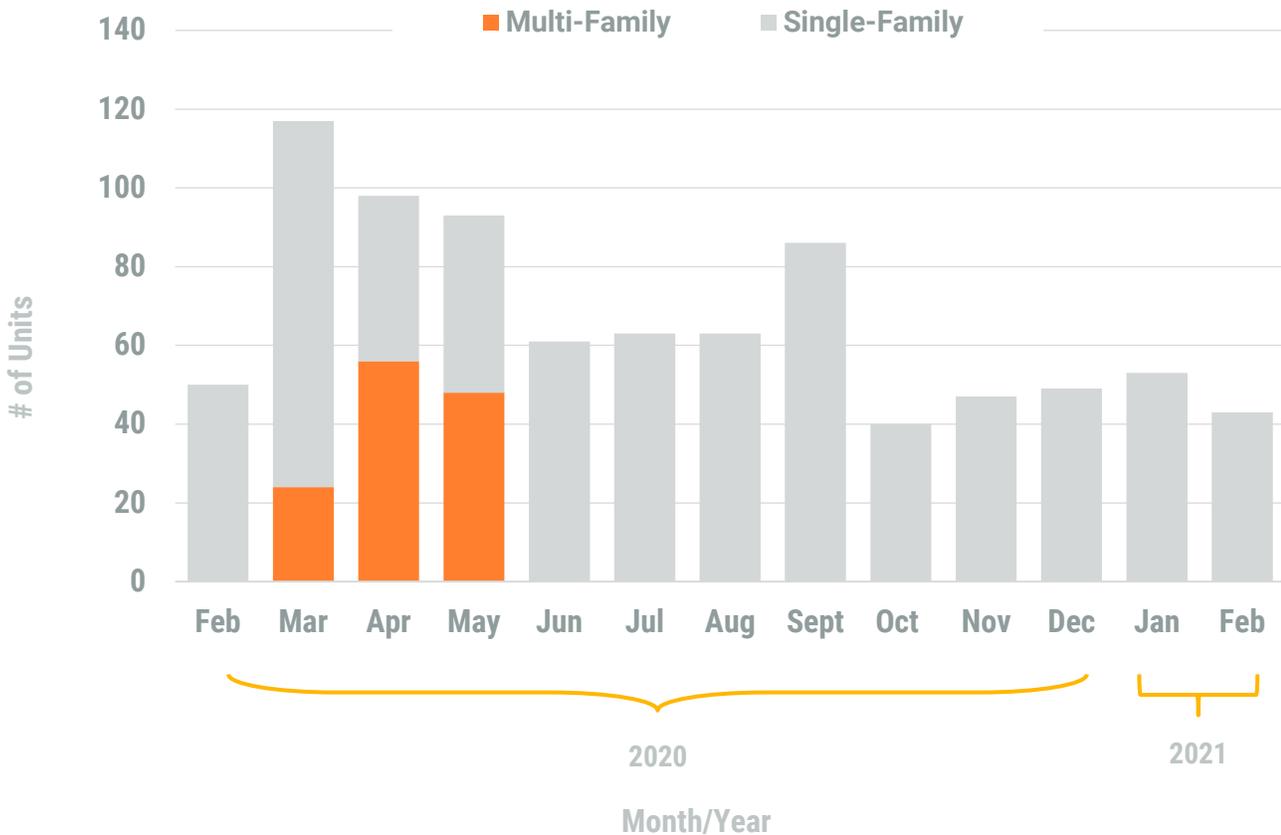


Exhibit 1: New Residential Unit Permit Activity (13-Month)





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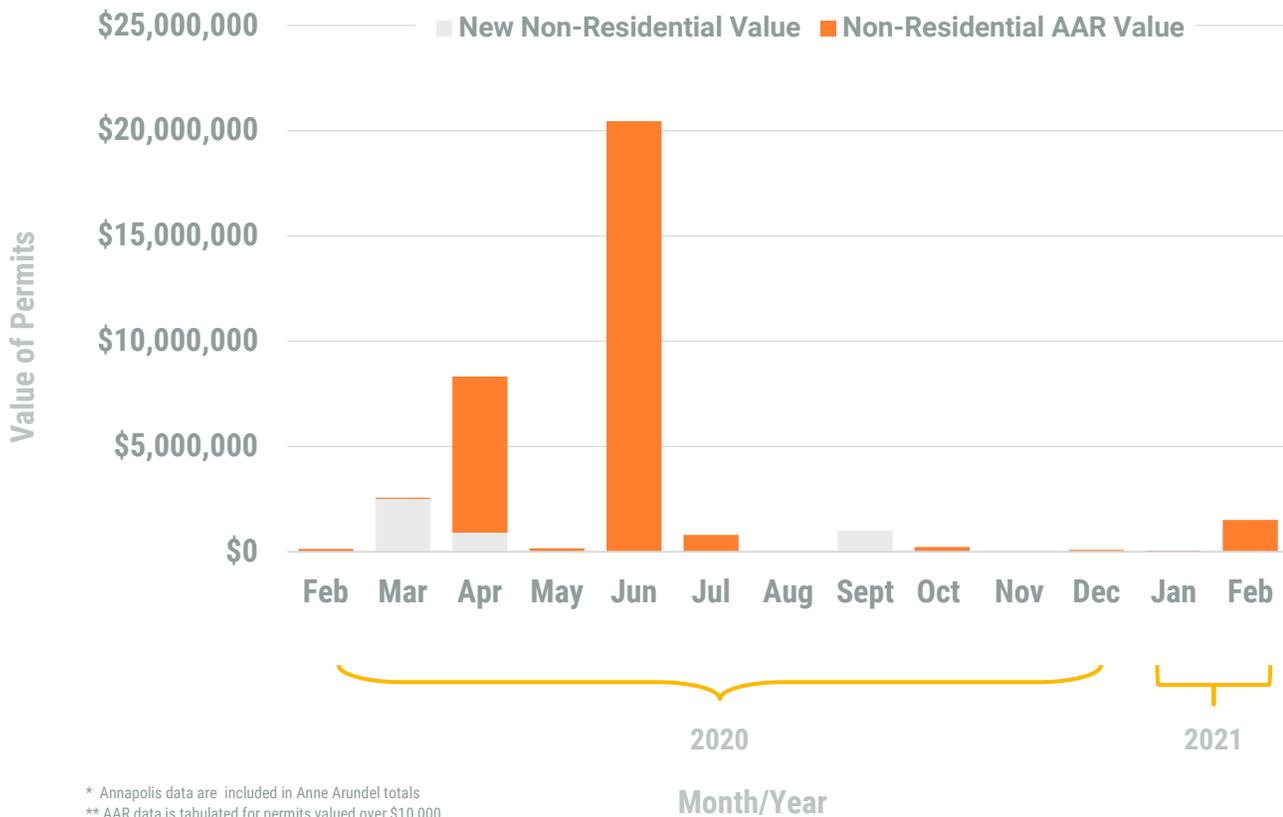
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Harford County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$0	\$0
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$1,509,000	\$1,579,000

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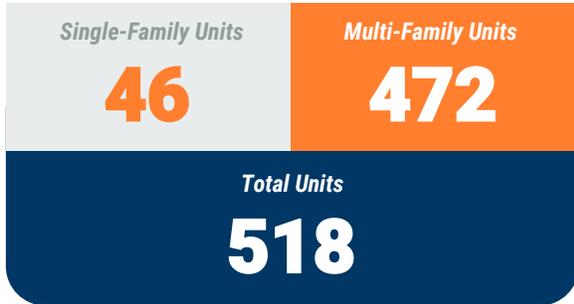
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Howard County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

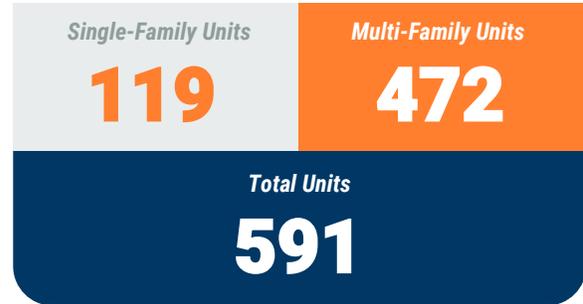
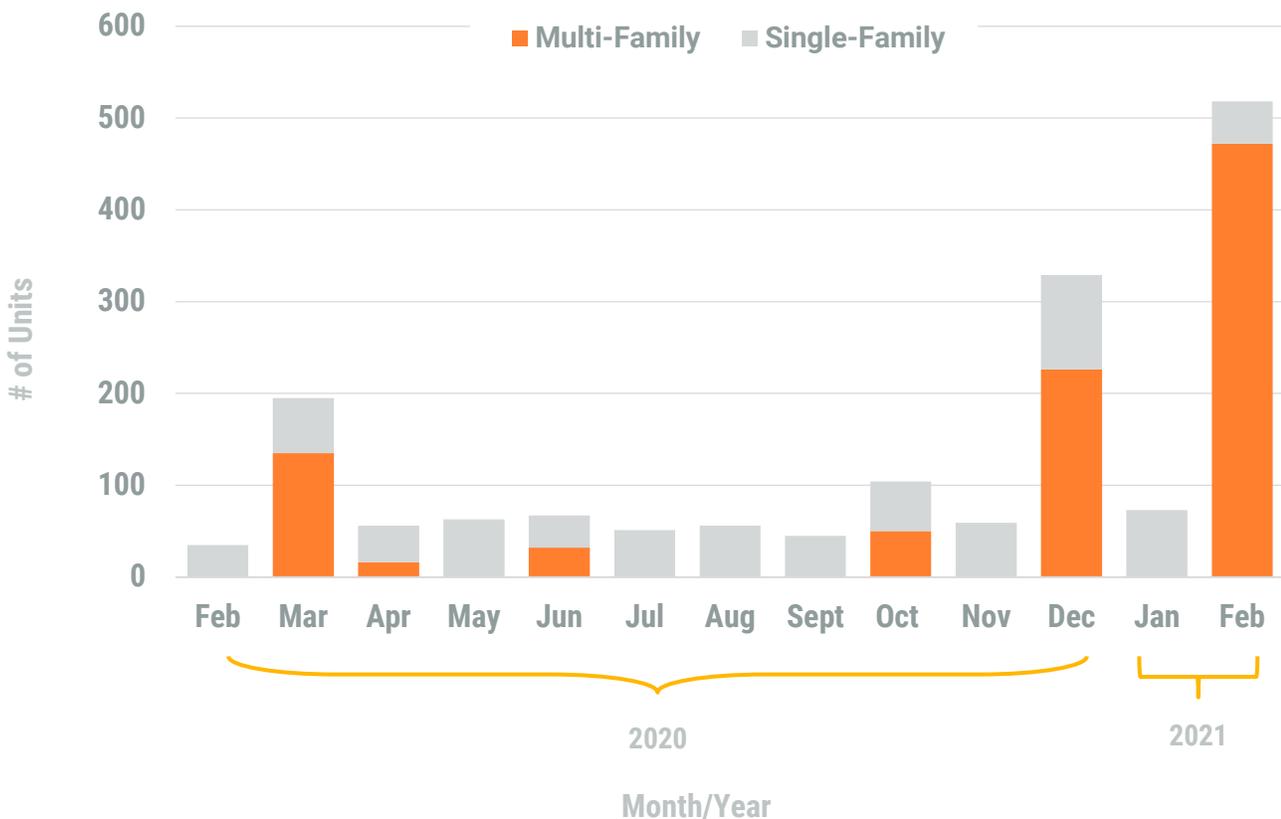


Exhibit 1: New Residential Unit Permit Activity (13-Month)





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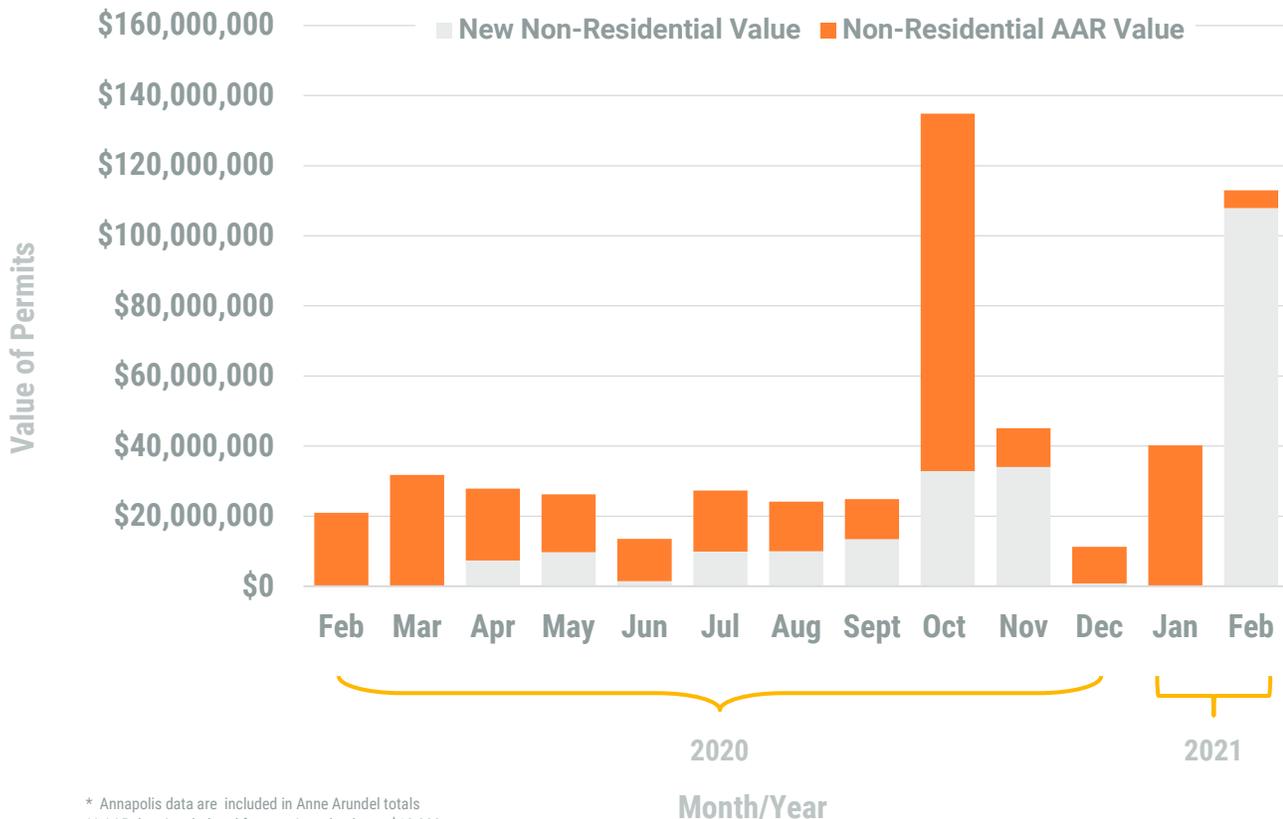
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Howard County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$107,932,000	\$108,132,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$5,069,000	\$45,121,000

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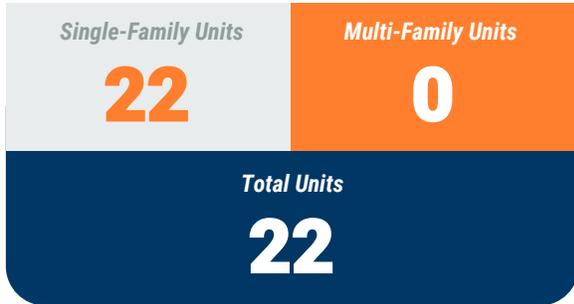
Building Activity Report

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Queen Anne's County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

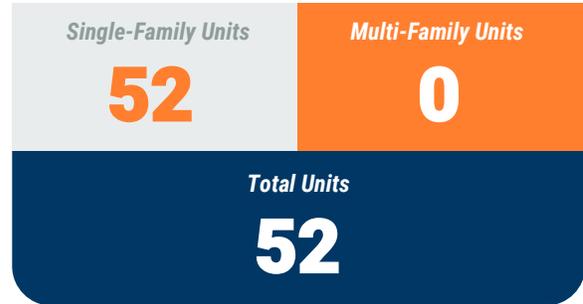
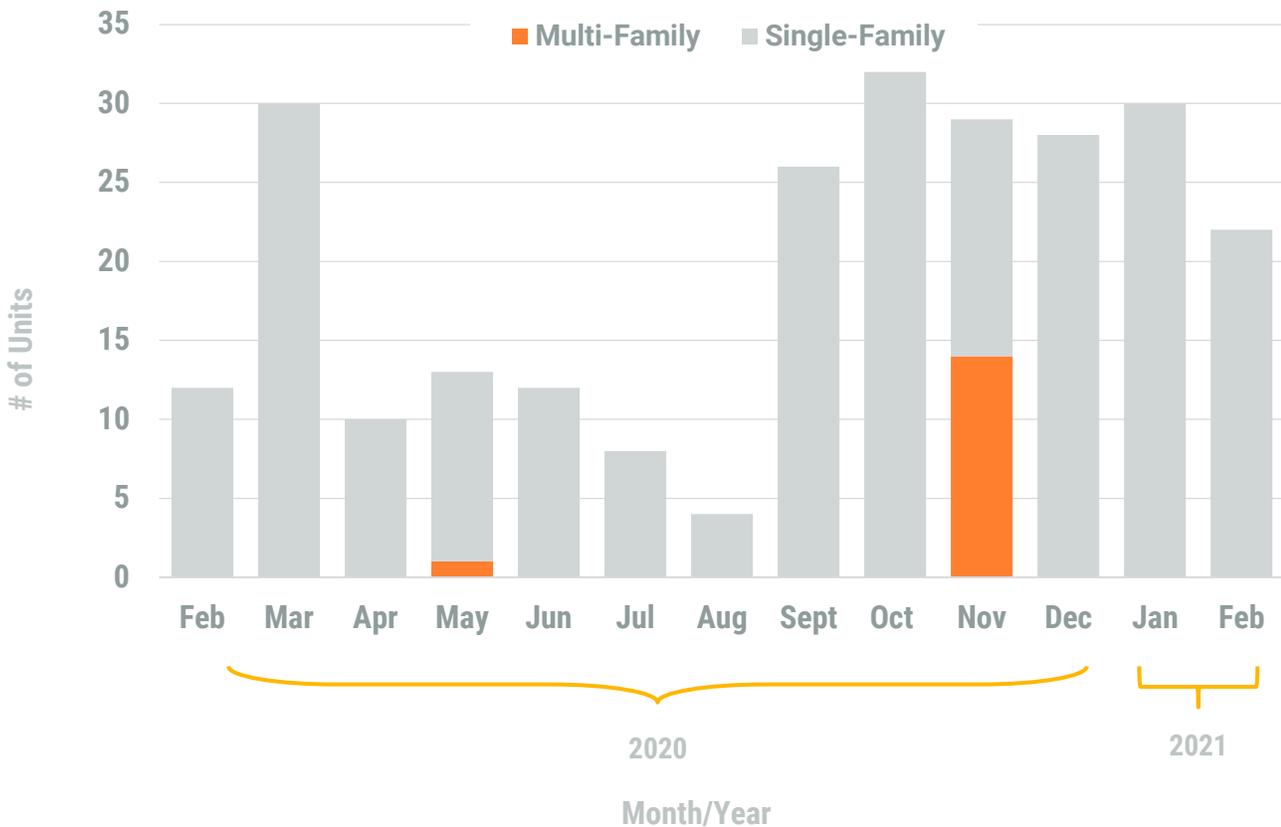


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

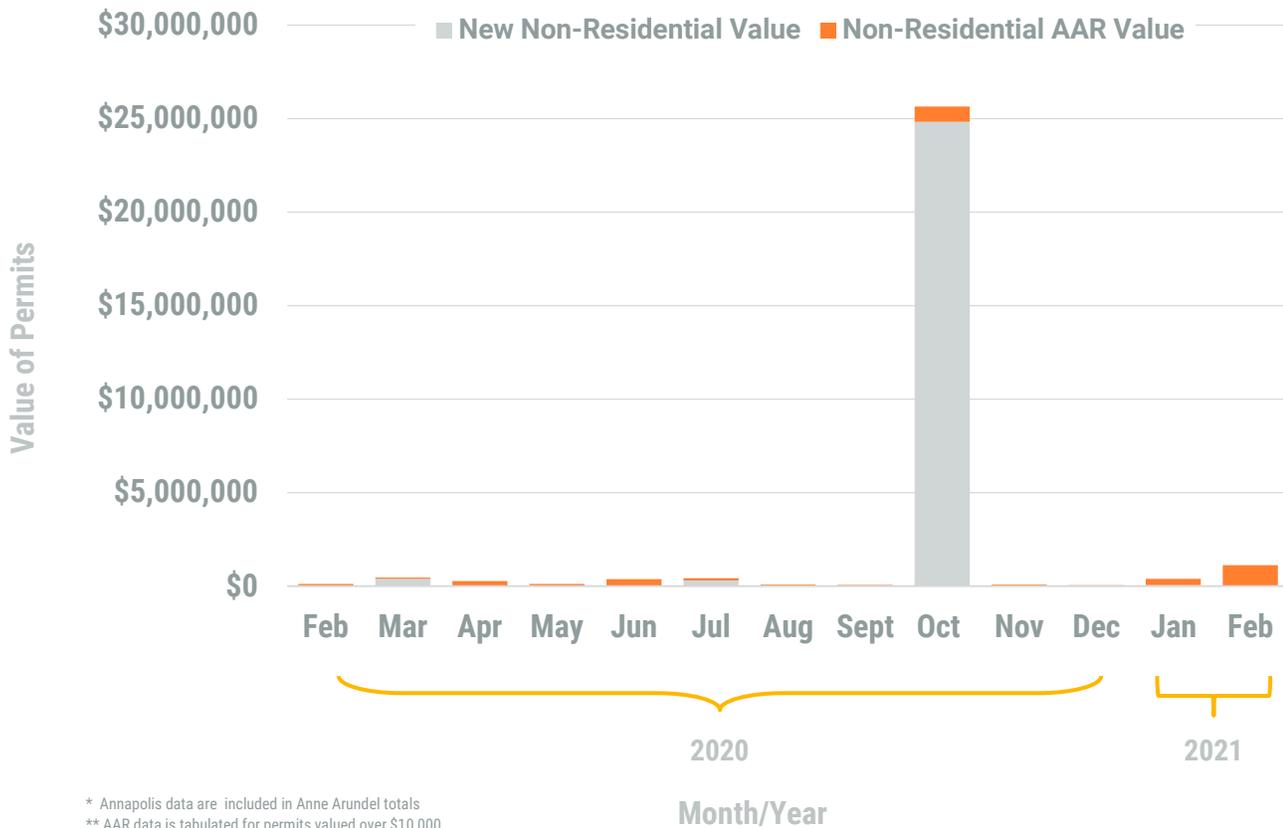
February, 2021

Queen Anne's County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$0	\$50,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$1,120,000	\$1,465,000

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Building Activity Report

February, 2021

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

Amount	County/City	Location	Description	Owner Name
\$ 107,932,041	Howard	Laurel	New High School #13	Howard County Public Schools
\$ 46,100,000	Baltimore City	South Baltimore	New Shell Development (4 Sections): 3-Sty (Bldg A) Connects to 2-Sty (Bldg B) and to 4-Sty (Bldg C). 6-Sty (Bldg D)	301 East Crowmell Street LLC
\$ 9,000,000	Baltimore	Edgemere	New Warehouse (Refer To B978190 For Additional Work)	TPA Properties 25 LLC
\$ 8,000,000	Baltimore City	South Baltimore	New Silos (4) To Store Granulated Sugar	Ahi, Inc.

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
\$ 10,000,000	Baltimore	Dundalk/Turners Station	Grade 34,844Sf for Gas Main	BG&E
\$ 8,000,000	Baltimore	Edgemere	Int Alts: Stud, Partitns, Ceiling Tile/Grid, ADA Rstrms, Lab, Chemical Waste Rm, HVAC, Finishes, Fixturs	Tradepoint Atlantic LLC
\$ 6,994,373	Baltimore City	Canton	Ext Alts: Rpr Clay Brick Masonry Veneer	CGA Capital Corporate & Govern
\$ 6,324,425	Baltimore	Towson/Loch Raven	Int Alts: Reno Kitch, Infrastructure Mods, Condenser Unit, Asbestos Abatement	University of Maryland St Jose
\$ 3,500,000	Anne Arundel	Jessup/Severn	Int Alts: Fitout- Recep Area, Open/Closed Ofc, Focus/Confrnce Rms, Kitch w/ Seats	NBP 540 LLC
\$ 3,387,664	Baltimore City	East Baltimore	Int/Ext Alts (Historic Dist): Rehab/Reno Tudor Style Comm Bldg	Robbins Dancing, LLC
\$ 2,500,000	Baltimore City	West Baltimore	Alts: Reno (1992 Bon Secours Bldg)	Bon Secours Hospital Baltimore
\$ 2,200,000	Baltimore City	Metro Center	Int Reno. Architectural Restoration, Mechanical, Electric, Plumbing	Mayor And City Council
\$ 2,000,000	Baltimore	Edgemere	Int/Ext Alts: Add Truck Canopy. Stud, Partitns, Ceiling Tile/Grid, Ada Rstrms, Locker Rms, Showers	Tradepoint Atlantic LLC
\$ 1,457,000	Baltimore	Rossville	Ext Alts: Canopy Demo, Facade Reface, Expand to Exist Vacant Spce	Rossville LLC
\$ 1,405,000	Harford	Aberdeen/Havre De Grace	Int Alts: Fit Out 3rd Flr for Upper Chesapeake Medical Ofc	
\$ 1,400,000	Baltimore	Cockeysville/Timonium	Int Alts: Partitns, Ceiling Tile/Grid, Partial Roof Framing	GGCAL SRG HV LLC
\$ 1,400,000	Baltimore City	Morrell Park	Reno Hospital: New Pacu Patient Care Stns, Isolation Rm, Nurses Stn, Related Support Spcs	Acension Health
\$ 1,350,000	Baltimore	Parkville	Int/Ext Alts: Canopy, Reno Shpg Ctr	Shopping Center Associates
\$ 1,100,000	Howard	Columbia	Int Alts: for Davita Dialysis	Cafferty Commercial Real Estate
\$ 1,058,994	Baltimore City	Metro Center	Int Alts (17th Fl): Amenity Ren, Finishes, Light	Baltimore Center Garage Limited
\$ 1,000,000	Baltimore	Chase/Bowleys Quarters	Int Alts: New Racking, Equip	Western I 95 DC LLC Breakthru

Source: Building Permit Data System at the Baltimore Metropolitan Council



Appendix

February, 2021

Table 1a. Residential Construction Activity

	Single-Family Units				Multi-Family Units				Total Units			
	February 2020	February 2021	YTD 2020	YTD 2021	February 2020	February 2021	YTD 2020	YTD 2021	February 2020	February 2021	YTD 2020	YTD 2021
Anne Arundel	149	97	331	216	-	10	-	10	149	107	331	226
Annapolis*	-	(1)	(1)	(6)	-	-	-	-	-	(1)	(1)	(6)
Baltimore City	21	3	21	5	-	140	107	140	21	143	128	145
Baltimore	71	62	134	190	-	-	-	10	71	62	134	200
Carroll	23	49	40	104	-	-	-	-	23	49	40	104
Harford	50	43	114	96	-	-	-	-	50	43	114	96
Howard	35	46	85	119	-	472	-	472	35	518	85	591
Queen Annes	12	22	17	52	-	-	-	-	12	22	17	52
Region	361	322	742	782	-	622	107	632	361	944	849	1,414
Regional Change 2020-2021		(39)		40		622		525		583		565
As a Percent		-10.8%		5.4%				490.7%		161.5%		66.5%

	Number of AAR Permits**				Value of New Residential Construction Activity (thousands of dollars)				Value of Additions, Alterations and Repairs (thousands of dollars)			
	February 2020	February 2021	YTD 2020	YTD 2021	February 2020	February 2021	YTD 2020	YTD 2021	February 2020	February 2021	YTD 2020	YTD 2021
Anne Arundel	128	183	311	438	23,495	19,203	53,765	41,851	6,983	9,938	16,404	27,867
Annapolis*	(7)	(23)	(40)	(131)	-	250	(205)	1,214	(623)	(968)	(3,097)	(12,560)
Baltimore City	102	108	193	208	3,360	380	18,147	600	5,958	8,098	11,563	14,291
Baltimore	125	102	241	178	15,021	11,961	27,418	39,218	8,881	4,703	16,364	7,651
Carroll	27	64	43	113	4,181	10,114	6,971	20,372	924	2,104	1,390	4,354
Harford	7	6	8	13	12,448	13,793	27,943	28,606	359	160	375	249
Howard	48	123	138	226	6,440	12,962	19,946	29,120	1,336	5,840	5,193	10,996
Queen Annes	3	5	12	10	2,476	5,160	3,791	10,553	300	275	983	458
Region	440	591	946	1,186	67,421	73,573	157,981	170,320	24,741	31,118	52,272	65,866
Regional Change 2020-2021		151		240		6,152		12,339		6,377		13,594
As a Percent		34.3%		25.4%		9.1%		7.8%		25.8%		26.0%

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Appendix

February, 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)			
	February 2020	February 2021	YTD 2020	YTD 2021	February 2020	February 2021	YTD 2020	YTD 2021	February 2020	February 2021	YTD 2020	YTD 2021
	Anne Arundel	83	90	222	176	-	-	500	850	11,746	11,988	31,260
Annapolis*	(8)	(11)	(37)	(24)	-	-	-	-	(1,446)	(621)	(3,558)	(3,455)
Baltimore City	49	39	124	104	23,000	54,100	23,000	54,100	47,377	24,024	73,181	56,771
Baltimore	116	82	249	150	6,630	9,293	53,575	258,991	23,737	38,989	111,563	61,094
Carroll	4	12	6	28	1,567	-	1,567	399	179	668	401	2,275
Harford	3	3	4	6	-	-	-	-	145	1,509	173	1,579
Howard	38	30	74	67	-	107,932	6,000	108,132	20,997	5,069	50,322	45,121
Queen Annes	4	3	7	10	-	-	500	50	130	1,120	317	1,465
Region	297	259	686	541	31,197	171,325	85,142	422,522	104,311	83,367	267,217	226,131
Regional Change 2020-2021		(38)		(145)		140,128		337,380		(20,944)		(41,086)
As a Percent		-12.8%		-21.1%		449.2%		396.3%		-20.1%		-15.4%

Table 1c. Mixed-Use Construction Activity

	Number of Residential Units in Mixed-Use Permits				Value of Mixed-Use Construction Activity (thousands of dollars)			
	February 2020	February 2021	YTD 2020	YTD 2021	February 2020	February 2021	YTD 2020	YTD 2021
	Anne Arundel	-	-	-	-	-	-	-
Annapolis*	-	-	-	-	-	-	-	-
Baltimore City	-	140	39	140	-	21,500	5,305	21,500
Baltimore	-	-	-	-	-	-	-	-
Carroll	-	-	-	-	-	-	-	-
Harford	-	-	-	-	-	-	-	-
Howard	-	472	-	472	-	5,500	-	5,500
Queen Annes	-	-	-	-	-	-	-	-
Region	-	612	39	612	-	27,000	5,305	27,000
Regional Change 2020-2021		612		573		27,000		21,695
As a Percent				1469.2%				409.0%

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METROPOLITAN



Building Activity Report

February, 2021

Produced by:

Baltimore Metropolitan Council

Crystal McDermott

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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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