

REPORT

Metropolitan Building Activity Report



May 2021



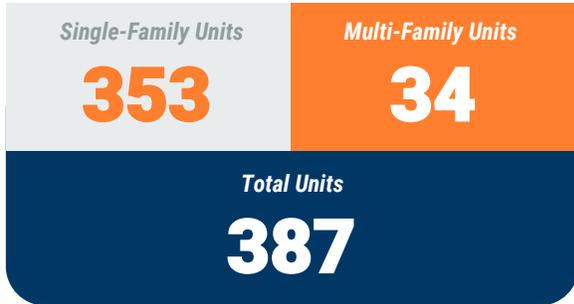
Building Activity Report

May, 2021

Region

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

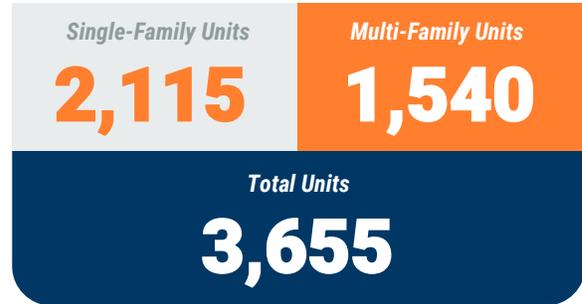
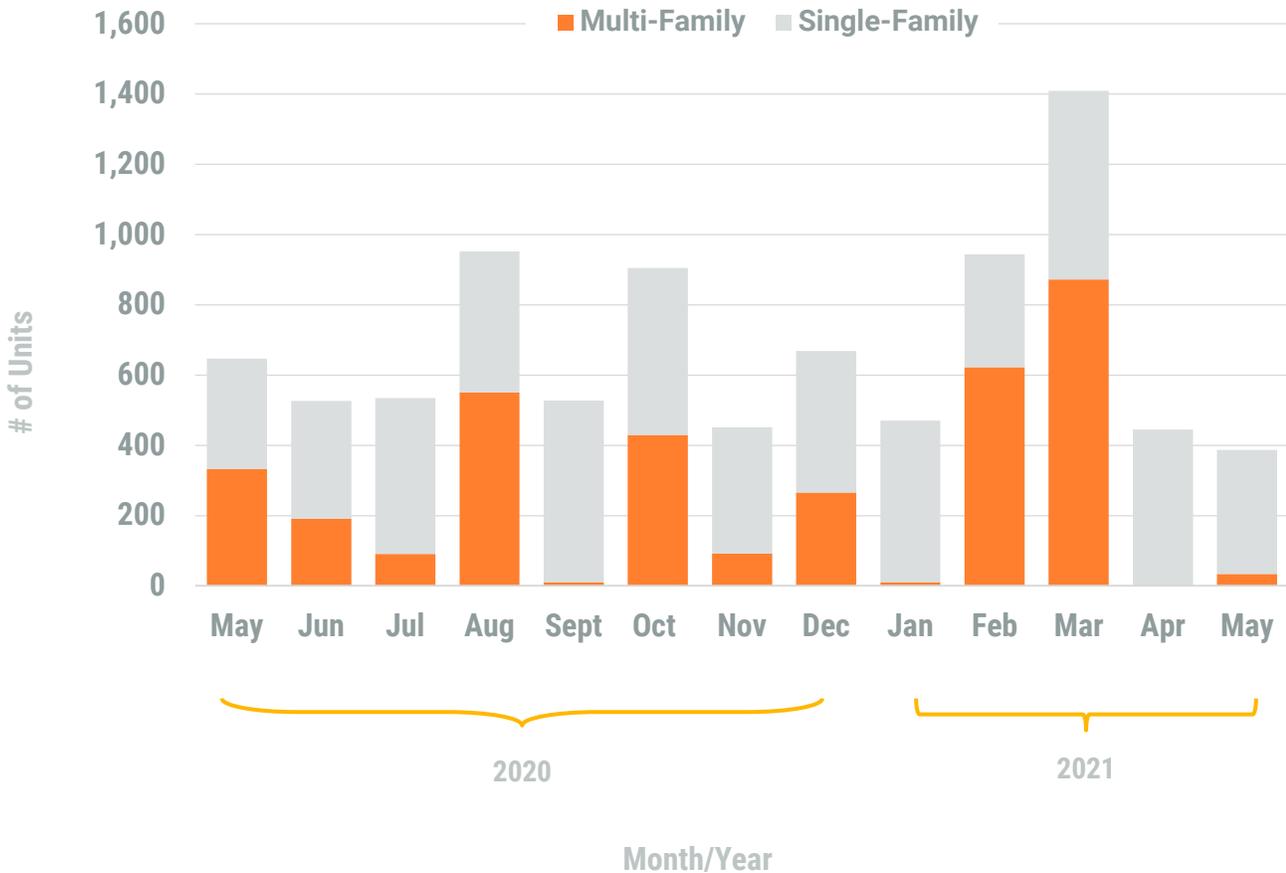


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

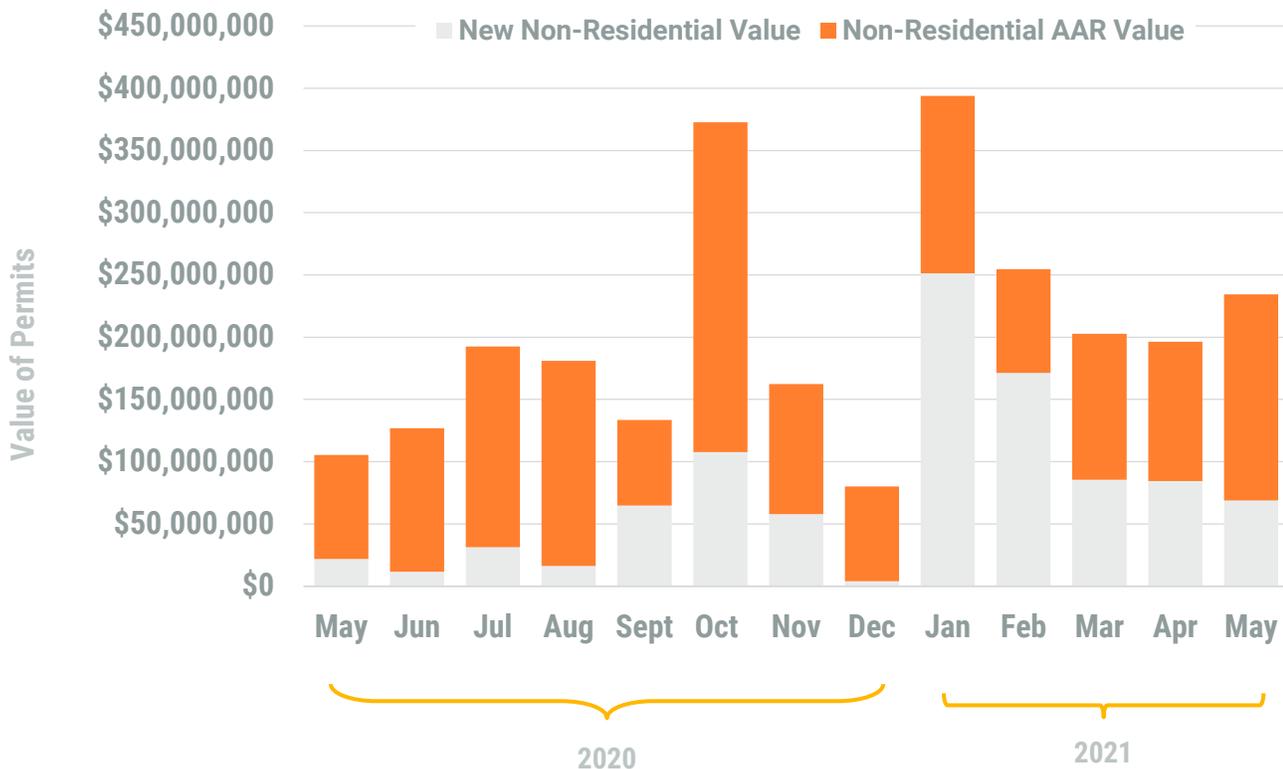
May, 2021

Region

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$68,810,000	\$661,295,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$165,633,000	\$620,947,000

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



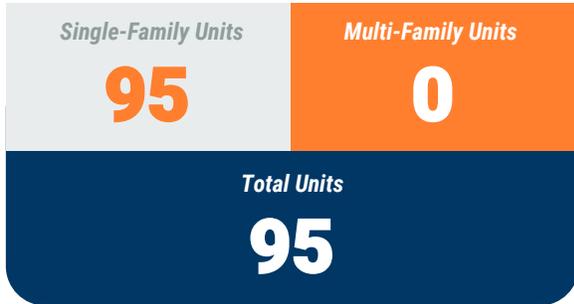
Building Activity Report

May, 2021

Anne Arundel County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

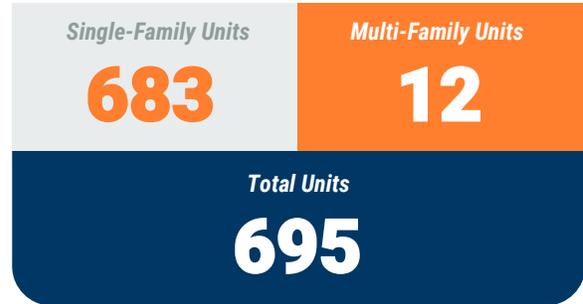
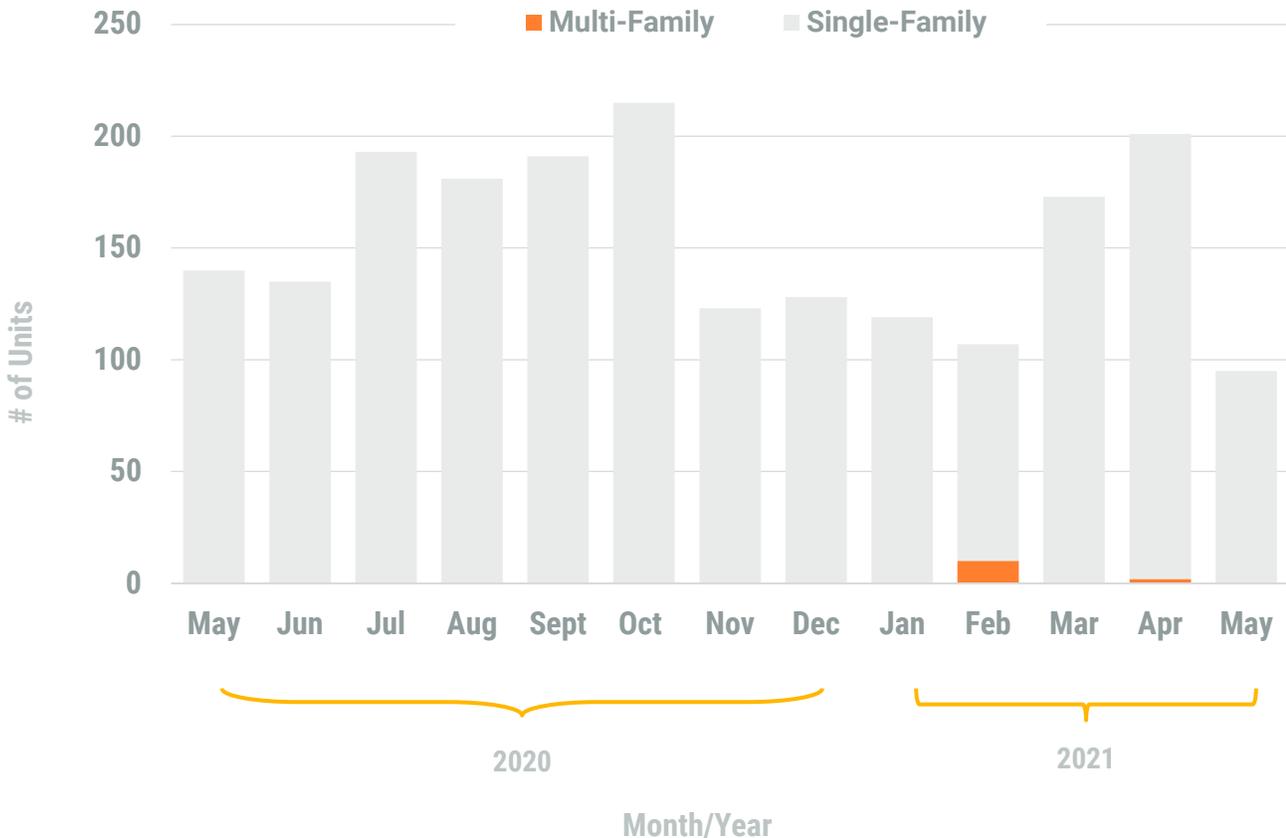


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

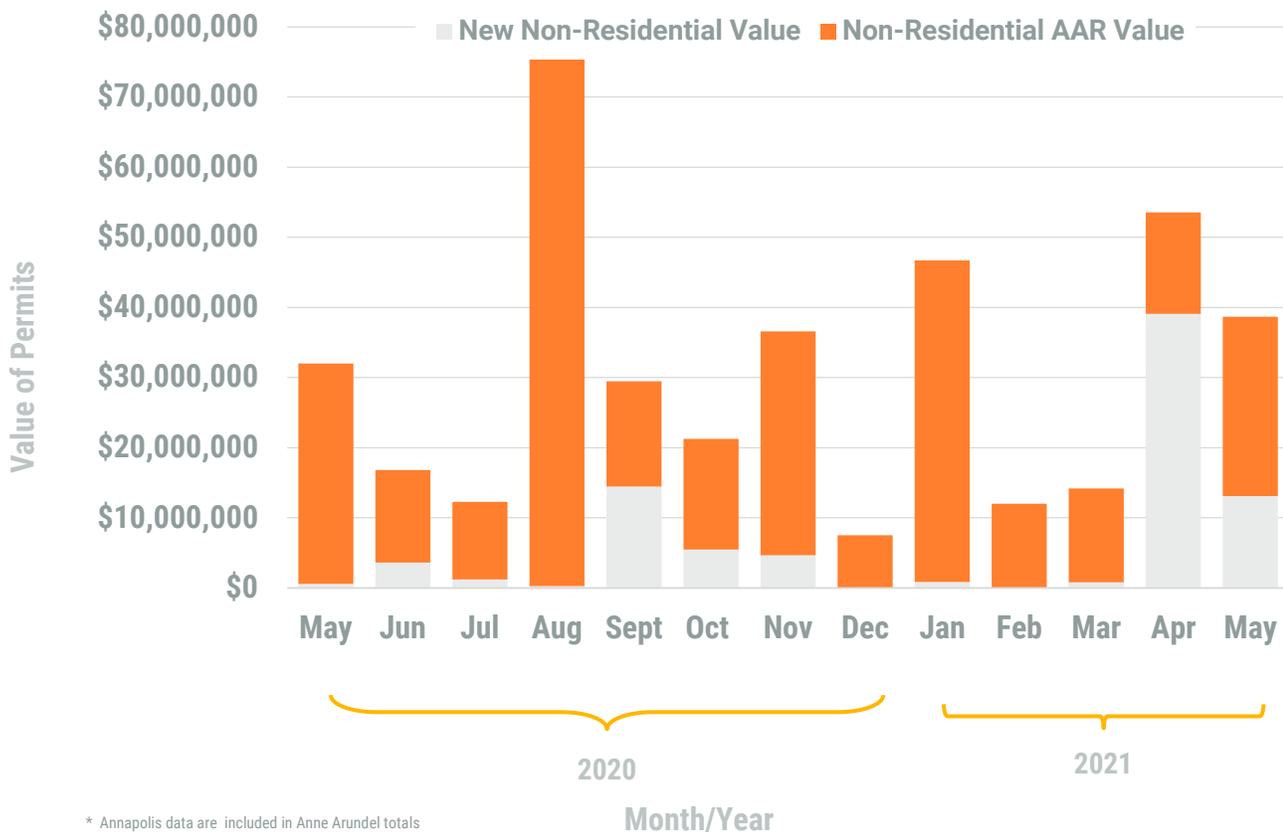
May, 2021

Anne Arundel County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$13,102,000	\$53,877,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$25,590,000	\$111,259,000

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



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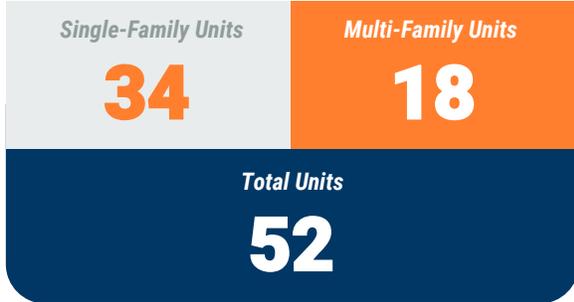
Building Activity Report

May, 2021

Baltimore City

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

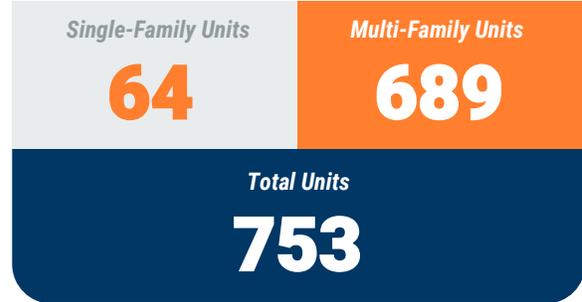
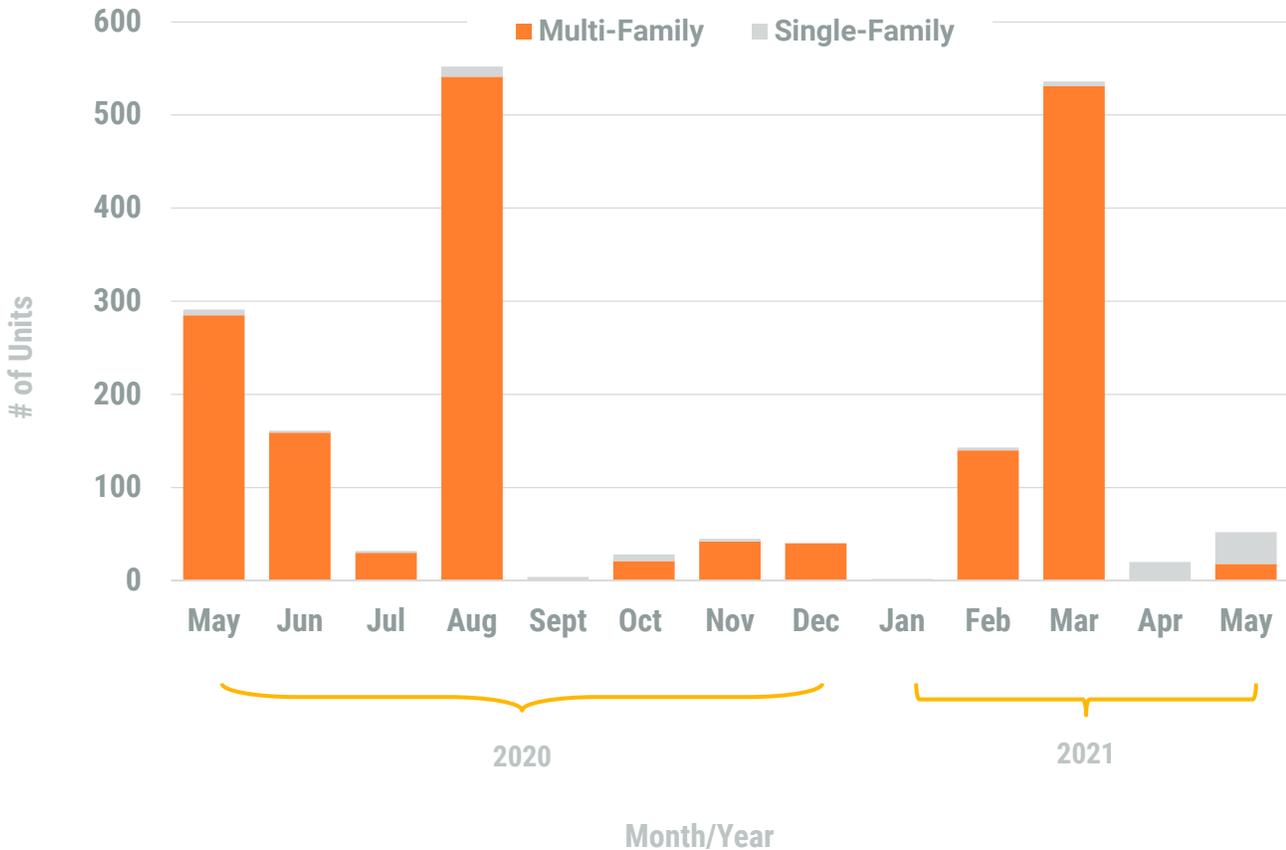


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

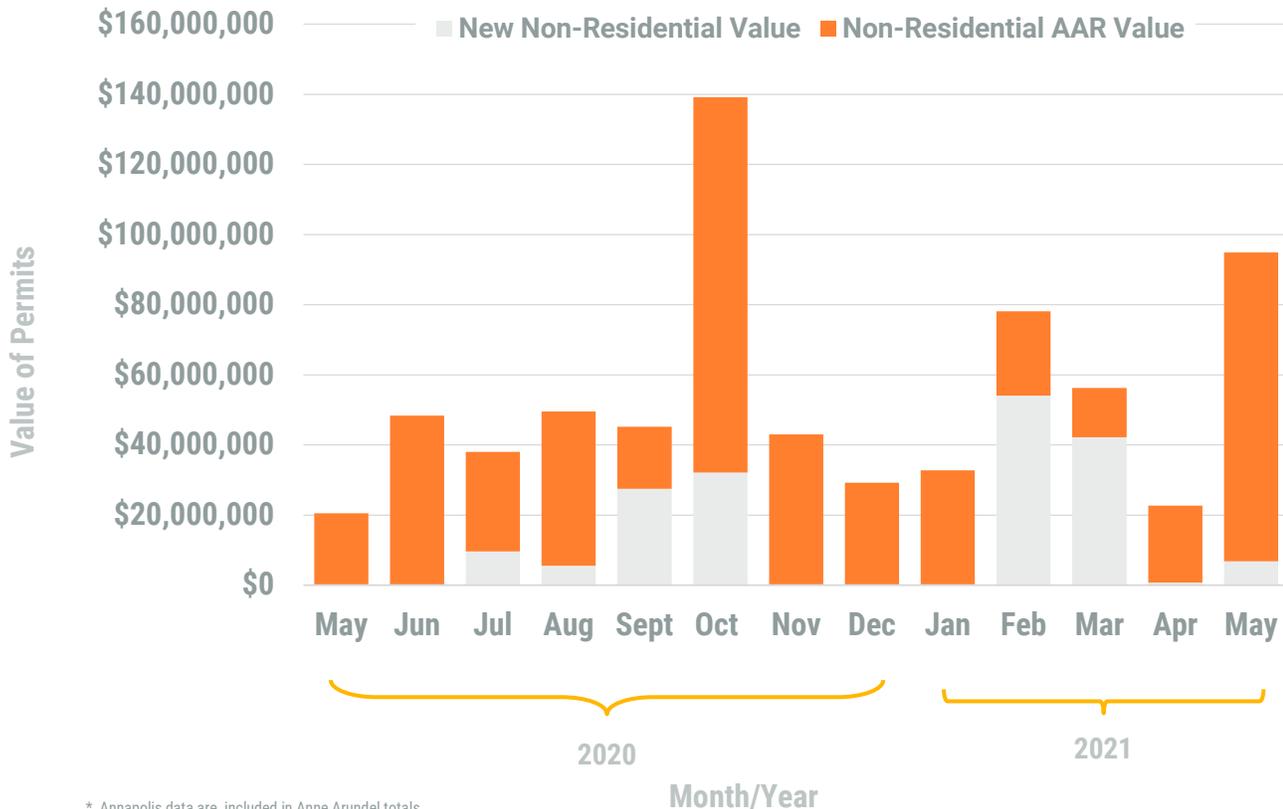
May, 2021

Baltimore City

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$6,800,000	\$103,750,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$88,073,000	\$180,921,000

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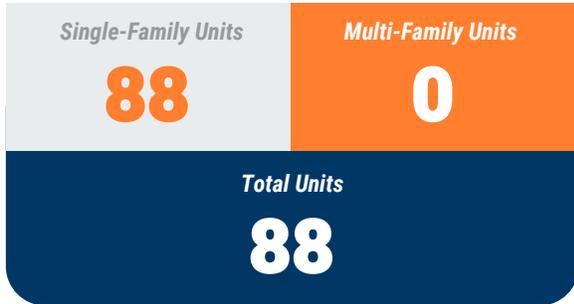
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Baltimore County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

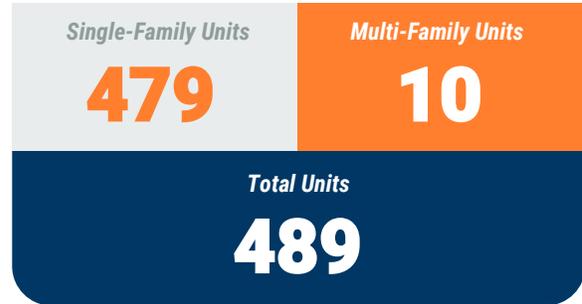
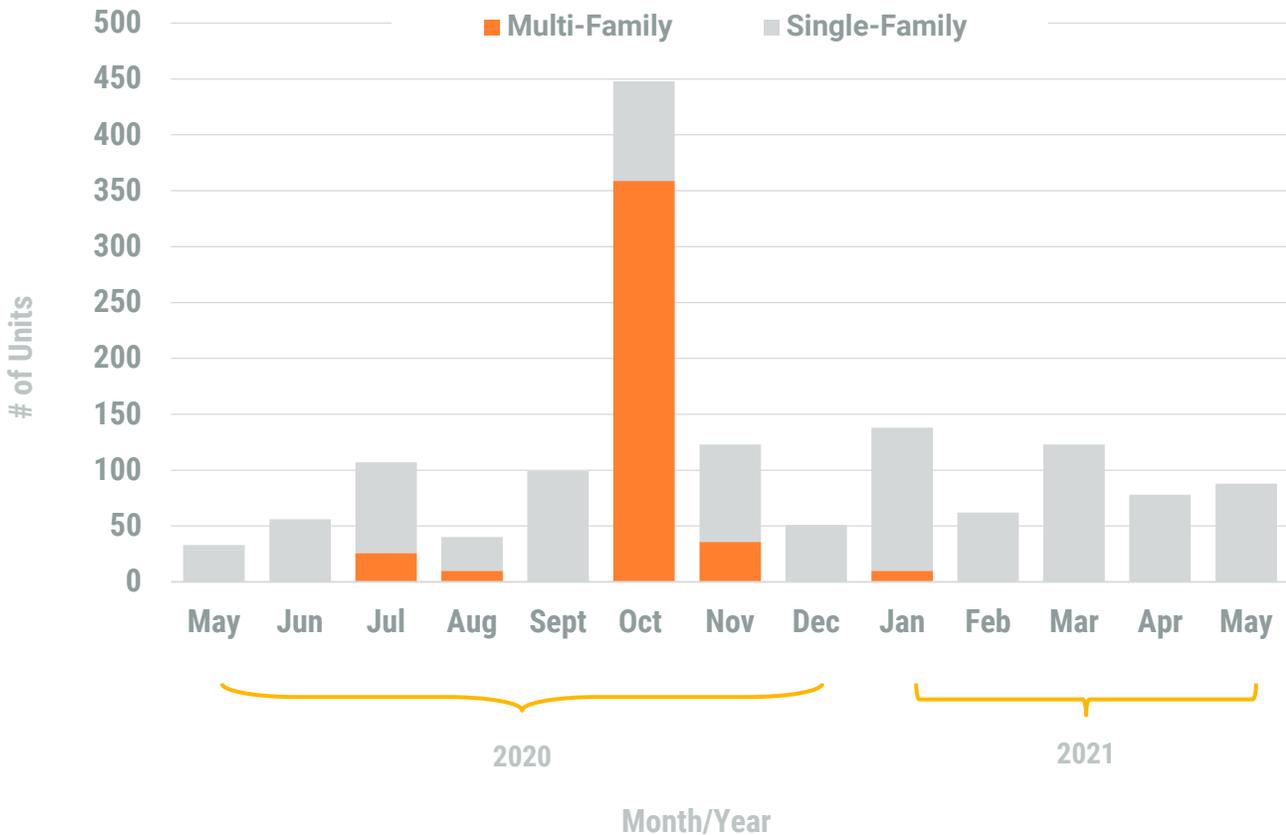


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

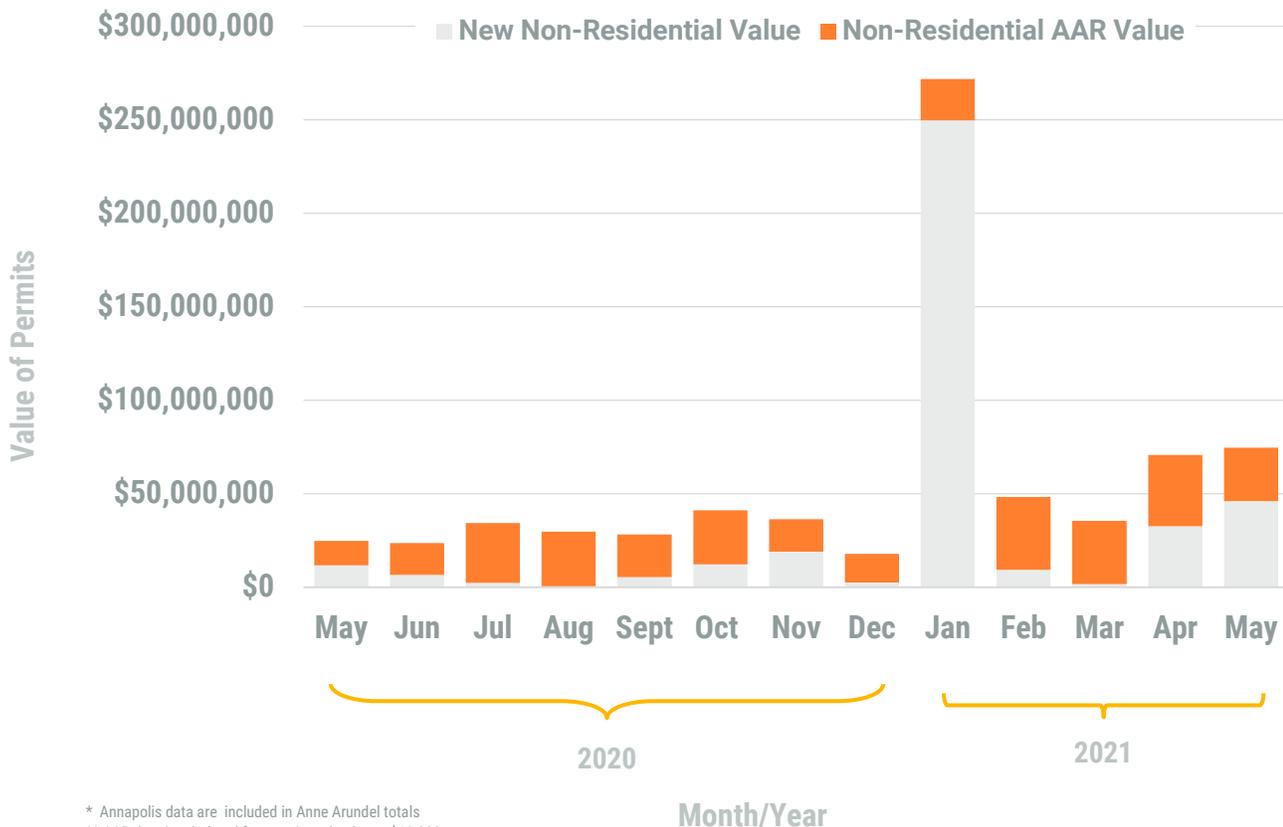
May, 2021

Baltimore County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$45,986,000	\$339,128,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$28,571,000	\$161,727,000

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



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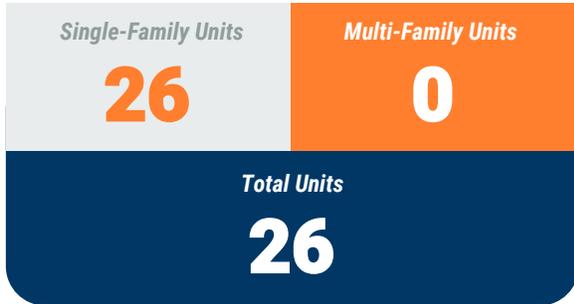
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Carroll County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

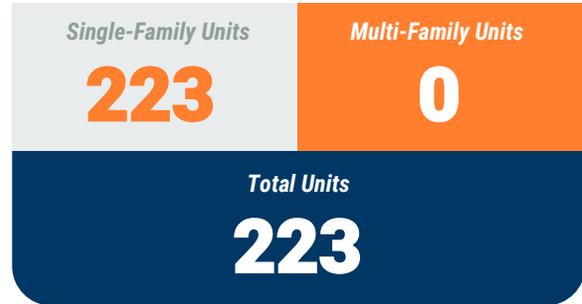
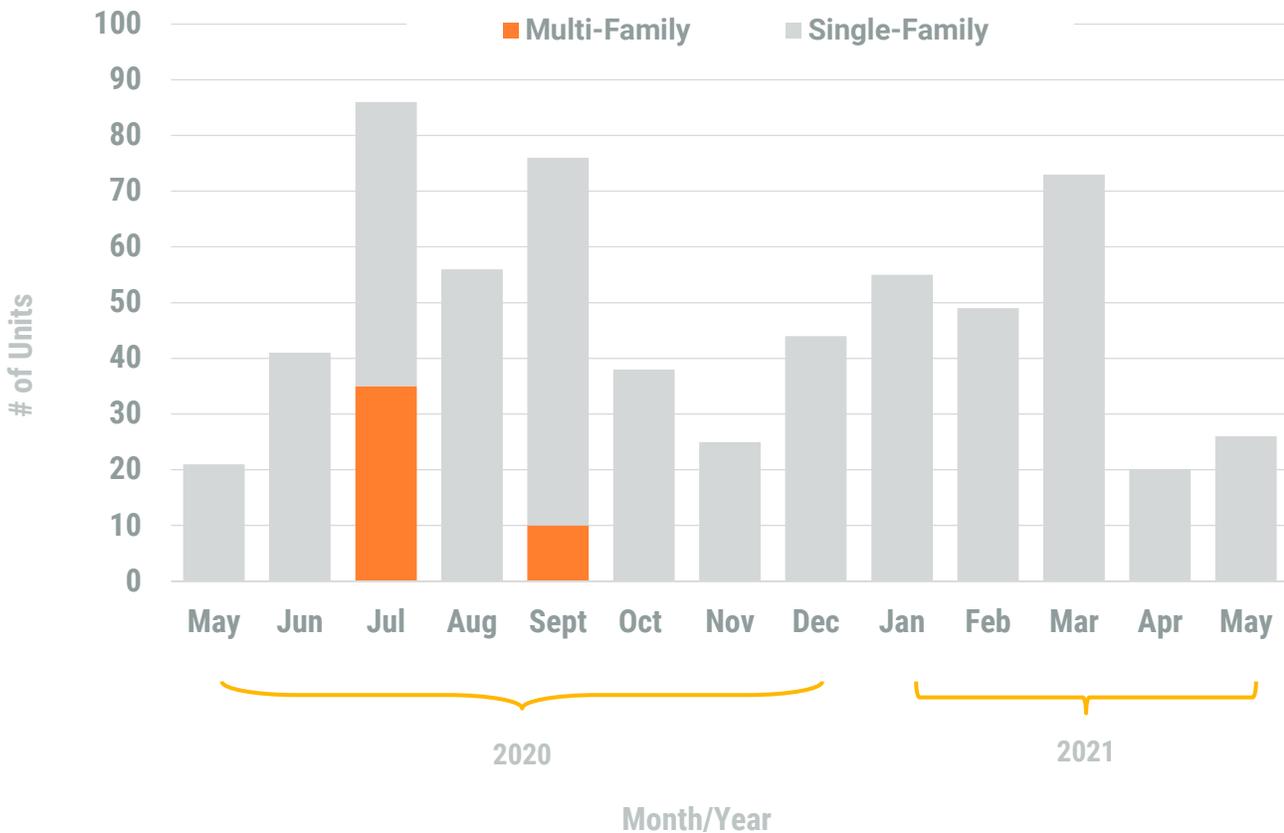


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

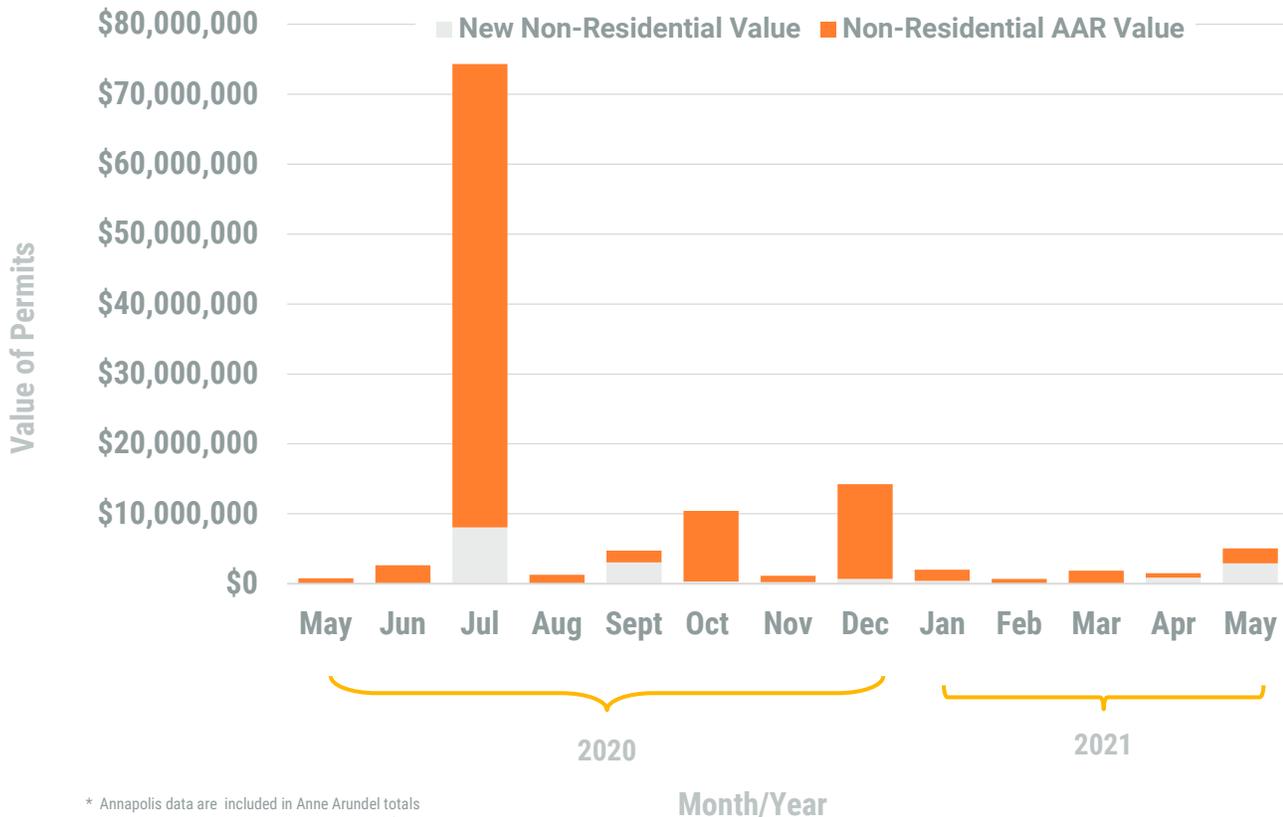
May, 2021

Carroll County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$2,922,000	\$4,208,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$2,110,000	\$6,871,000

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



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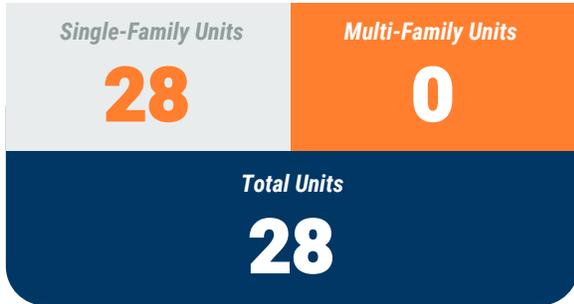
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Harford County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

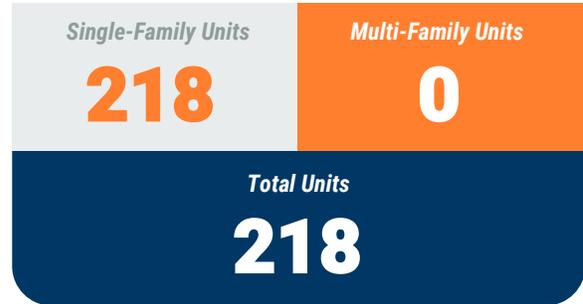
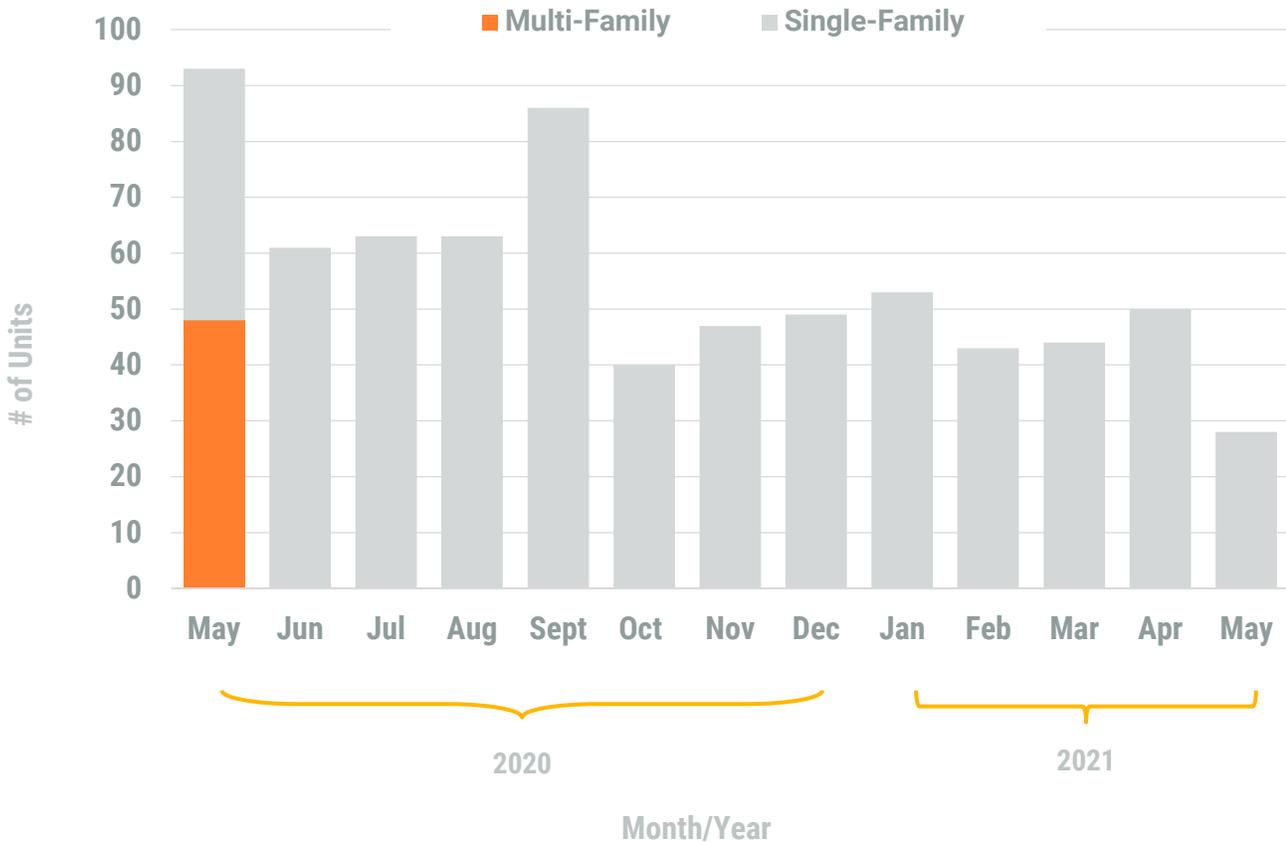


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

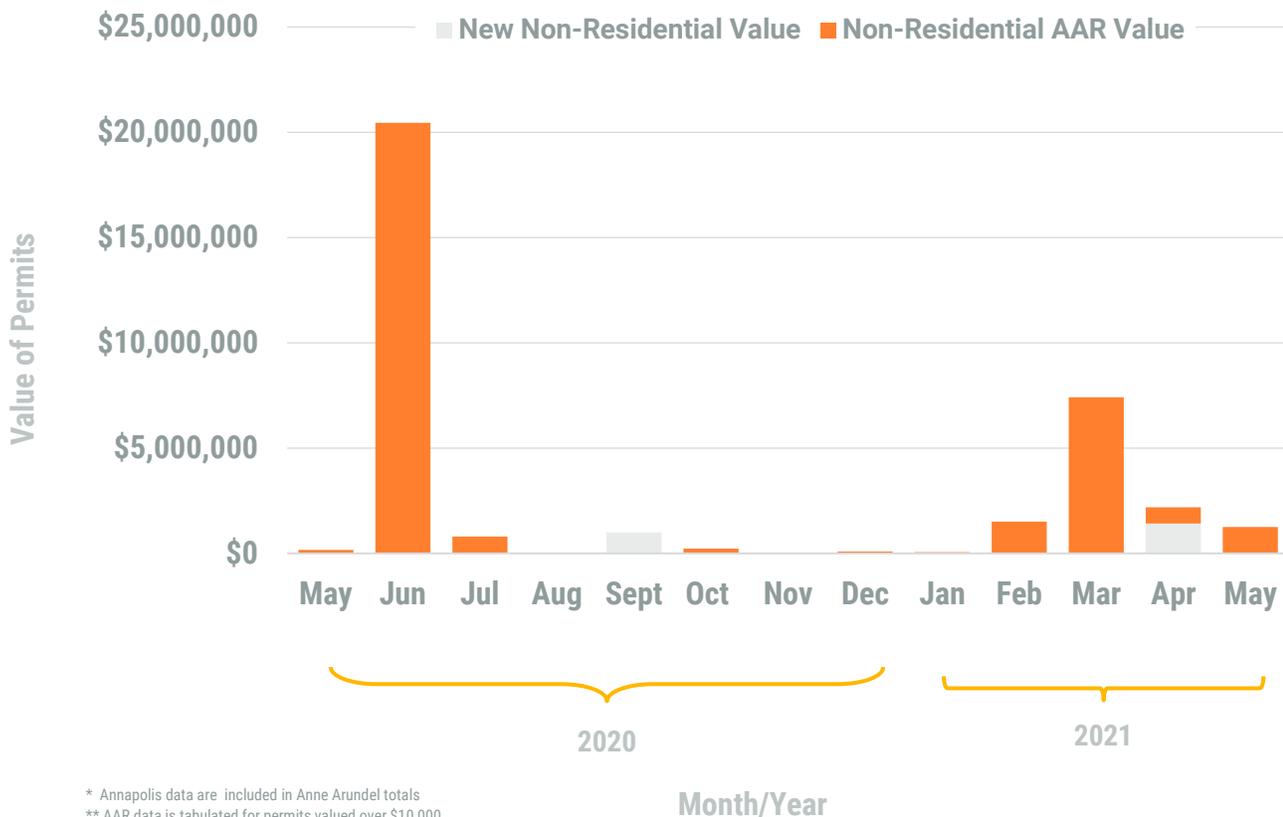
May, 2021

Harford County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$0	\$1,421,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$1,263,000	\$11,034,000

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



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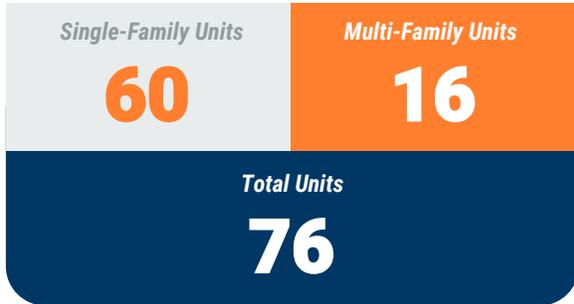
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Howard County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

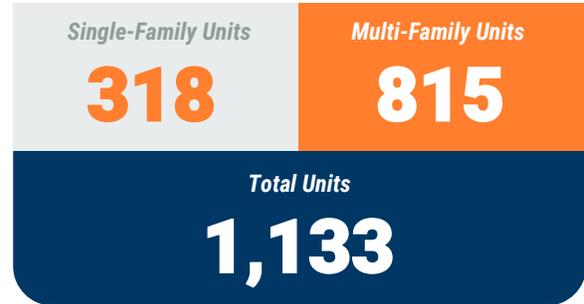
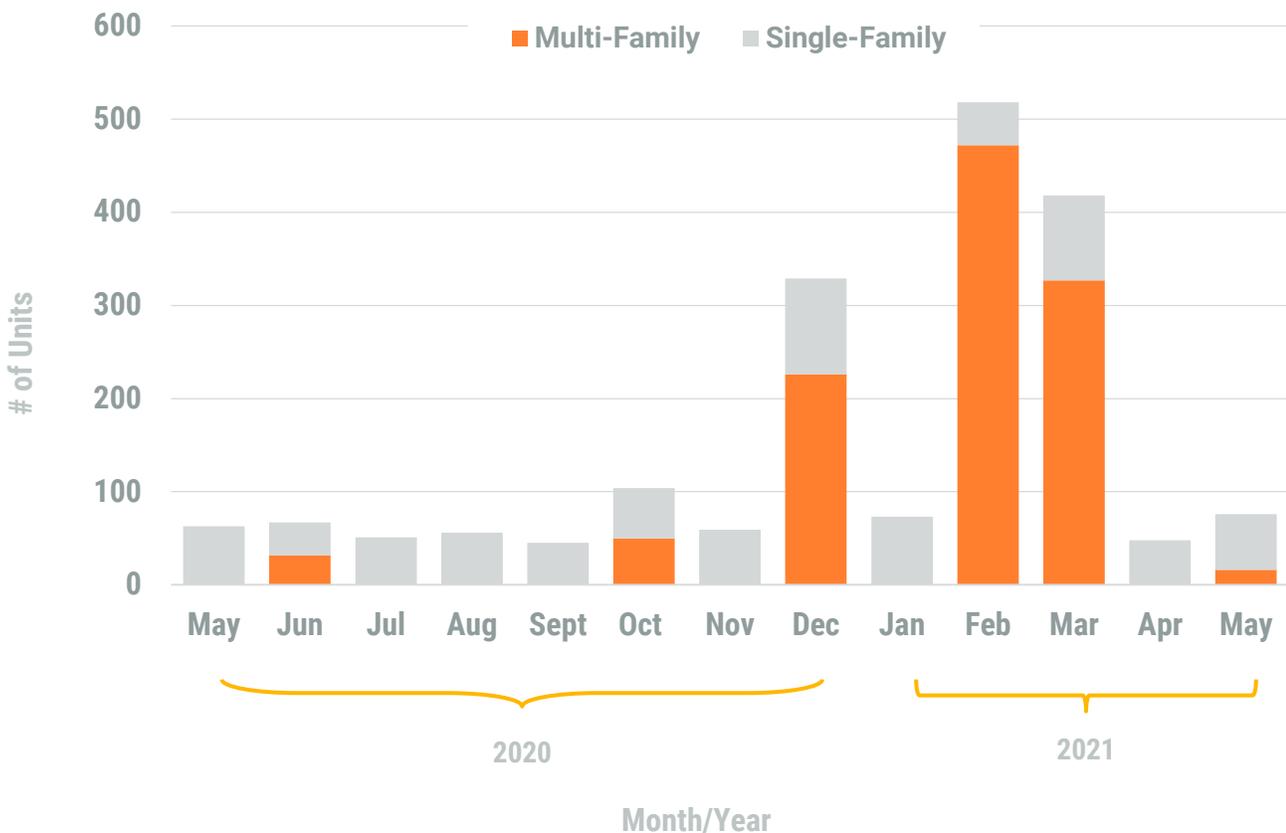


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

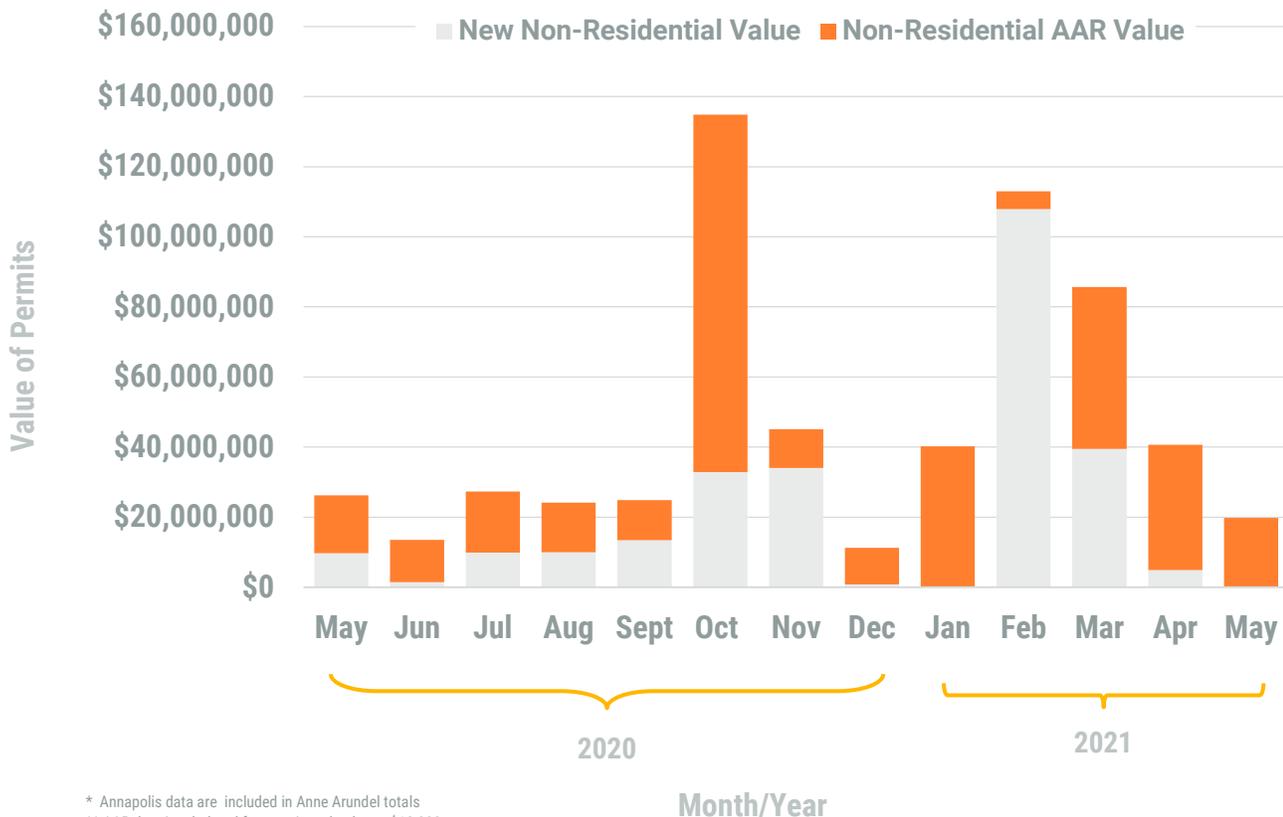
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Howard County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$0	\$152,561,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$19,836,000	\$146,828,000

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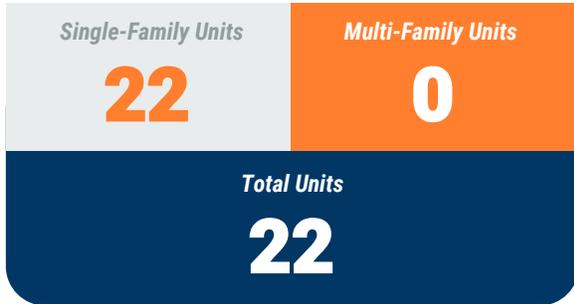
Building Activity Report

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Queen Anne's County

Residential Construction Overview

MONTHLY UNIT TOTAL



YEAR-TO-DATE UNIT TOTAL

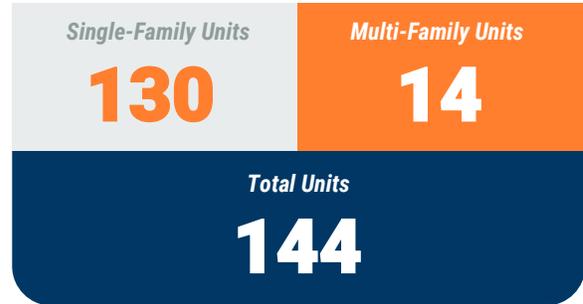
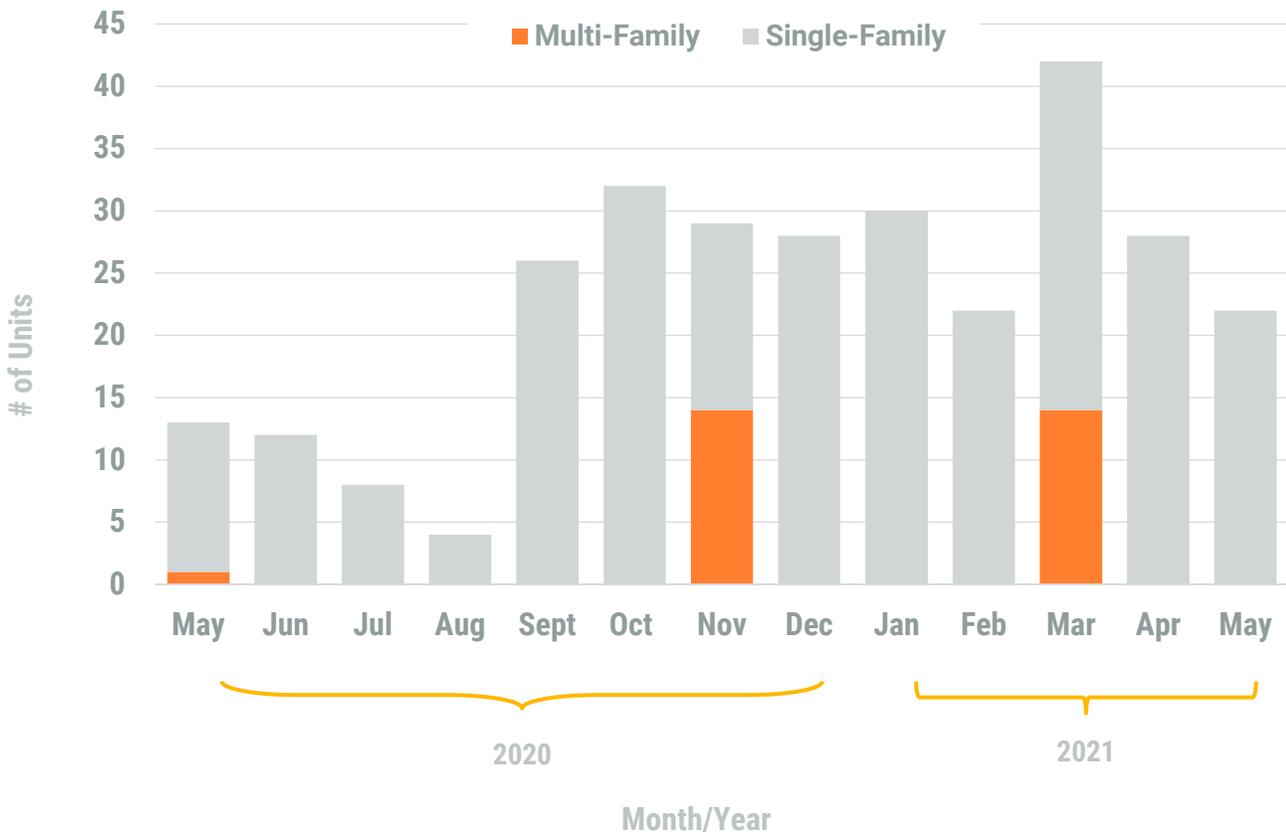


Exhibit 1: New Residential Unit Permit Activity (13-Month)





Building Activity Report

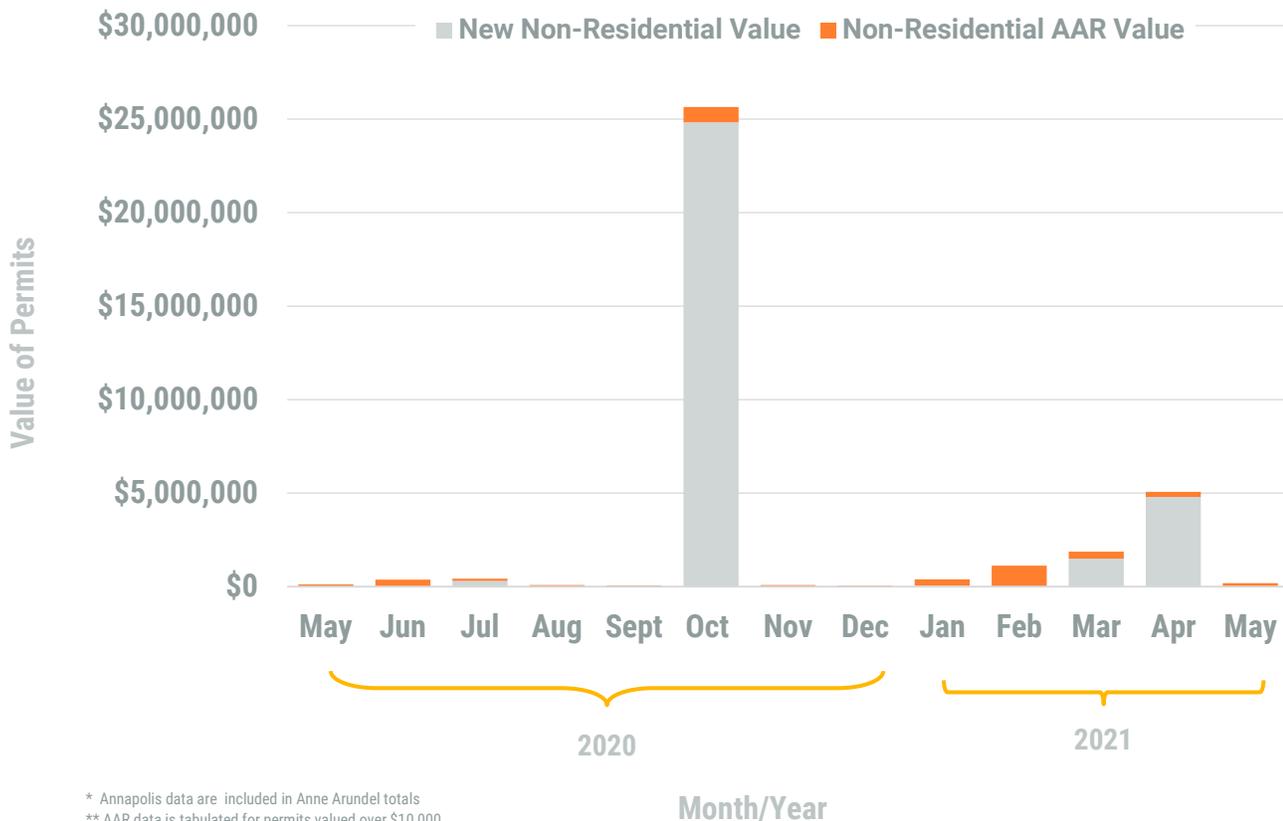
May, 2021

Queen Anne's County

Non-Residential Construction Overview

	MONTHLY VALUE	YEAR-TO-DATE VALUE
New NON-RESIDENTIAL	\$0	\$6,350,000
AARs NON-RESIDENTIAL <i>Alterations, Additions, Repairs (AARs)</i>	\$190,000	\$2,307,000

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



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Building Activity Report

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

Amount	County/City	Location	Description	Owner Name
\$ 38,000,000	Baltimore	Rossville	New 2-Sty Elementary School	Board of Education
\$ 12,689,965	Anne Arundel	Jessup/Severn	New 4.5-Sty Park Garage, Elevator, 2 Stairs	NBP 520 LLC
\$ 6,800,000	Baltimore City	Mount Washington	New Sump Pump / Pit: Specifically for the Winterized Drain Sys	Mayor and City Council
\$ 5,500,000	Baltimore	Parkville	New 3-Sty w Bsmnt Climate Controlled Self Storage Facility	BSS White Marsh LLC
\$ 2,000,000	Baltimore	Reisterstown/Owings Mills	New Grocery Store	Ggcal Rsc LLC
\$ 1,872,408	Carroll	Manchester	New Waste Water Pumping Station - Hampstead North	Industrial Development A
\$ 850,000	Carroll	Mount Airy	New Bldg - Chick-Fil-A	QH Ridgeside 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
\$ 54,000,000	Baltimore City	Metro Center	Int Alts: Reconfig Security Desk, Adj Areas; Reno 7th - 10th Flrs, HVAC	Maryland General Hospital, Inc
\$ 13,700,000	Baltimore City	Waverly	Alts (10-Sty Bldg): Change Occupancy from R-2 Apts to R-1 Hotel Rms	Charles & Blackstone Apartment
\$ 12,000,000	Anne Arundel	Crownsville	Ext Reno (Hotel): New Porte Cochere, Build Out Main/Side Entries	C2 L and LP
\$ 10,000,000	Baltimore	Cockeysville/Timonium	Int Alts (Paypal): Stud, Partitns, Elevator, Kitch, ADA Restrms, Ceiling Tile/Grid, Finishes, Fixturs	Schilling Pepper Lot 28
\$ 5,932,671	Anne Arundel	Annapolis Neck/Edgewater/Mayo	Rplc School	Anne Arundel County Bd Of Ed
\$ 5,723,313	Baltimore City	Waverly	Int/Ext Reno: Lacrosse Hall Of Fame	Johns Hopkins University
\$ 5,000,000	Baltimore City	Roland Park	Int/Ext Alts: Rooftop Air Unit, Ductwork	Loyola University Maryland
\$ 3,405,474	Howard	Columbia	Alts: ADA Upgrades, HVAC, Fixturs, Roof, Wndws - Park View At Snowden River - Senior Living	Howard County Housing Commission
\$ 3,199,574	Howard	Ellicott City	Alts: ADA Upgrade, HVAC, Fixturs, Roof, Wndws. Park View at Ellicott City - Senior Living	Enterprise Residential LLC
\$ 2,500,000	Baltimore	Perry Hall/White Marsh	Addtn, Int/Ext Alts: Partitns, Stud, Ceiling Tile/Grid, Fixtures, Finishes. Vestibule, Canopy	Auto Properties East Avenue LI
\$ 2,500,000	Howard	Columbia	Int Alts: Subdiv Amulatory Surgery Center	Howard County General Hospital
\$ 2,000,000	Baltimore	Rosedale	Int Alts: Partitns, Wndws, A/C, Ventilators, Ceiling Tile/Gird, Doors	Board Of Education
\$ 2,000,000	Howard	Ellicott City	Int Alts - Bridgeway Community Church	Oakland Ridge LLC
\$ 1,512,849	Howard	Ellicott City	Ext Alts - CR Daniels / 3,600 Rftp Solar Panels	Daniels C R
\$ 1,500,000	Baltimore City	West Baltimore	Int Alts: Rplc Stairs, Mechanical, Electrical, Plumbing	Mayor And City Council
\$ 1,339,125	Annapolis	Annapolis	Grade	
\$ 1,212,342	Baltimore	Arbutus/Lansdowne	Rftp Solar (2448 Panels)	DMA Realty III Limited Partner
\$ 1,013,000	Carroll	Eldersburg	Int Reno: Giant Food Store #6307	Talles-Robbins Eldersbur
\$ 1,003,420	Baltimore	Cockeysville/Timonium	Grade To Restore Kelly Branch Creek	Baltimore County
\$ 1,000,000	Baltimore	Liberty/Lochearn	Int Alts: Stud, Partitns, Ceiling Grid/Tile	Timanus Lane Partnership LLP

Source: Building Permit Data System at the Baltimore Metropolitan Council



Appendix

May, 2021

Table 1a. Residential Construction Activity

	Single-Family Units				Multi-Family Units				Total Units			
	May 2020	May 2021	YTD 2020	YTD 2021	May 2020	May 2021	YTD 2020	YTD 2021	May 2020	May 2021	YTD 2020	YTD 2021
Anne Arundel	146	95	779	683	-	-	24	12	146	95	803	695
Annapolis*	(6)	(2)	(16)	(9)	-	-	-	(2)	(6)	(2)	(16)	(11)
Baltimore City	6	34	30	64	285	18	729	689	291	52	759	753
Baltimore	33	88	256	479	-	-	267	10	33	88	523	489
Carroll	21	26	123	223	-	-	-	-	21	26	123	223
Harford	46	28	298	218	48	-	128	-	94	28	426	218
Howard	63	60	248	318	-	16	151	815	63	76	399	1,133
Queen Annes	12	22	69	130	1	-	1	14	13	22	70	144
Region	327	353	1,803	2,115	334	34	1,300	1,540	661	387	3,103	3,655
Regional Change 2020-2021		26		312		(300)		240		(274)		552
As a Percent		8.0%		17.3%		-89.8%		18.5%		-41.5%		17.8%

	Number of AAR Permits**				Value of New Residential Construction Activity (thousands of dollars)				Value of Additions, Alterations and Repairs (thousands of dollars)			
	May 2020	May 2021	YTD 2020	YTD 2021	May 2020	May 2021	YTD 2020	YTD 2021	May 2020	May 2021	YTD 2020	YTD 2021
Anne Arundel	118	181	663	1,106	23,780	18,492	138,000	134,856	5,298	7,797	34,025	55,672
Annapolis*	(20)	(28)	(93)	(264)	(1,993)	2,062	(6,612)	4,501	(1,288)	(1,267)	(6,188)	(19,062)
Baltimore City	53	101	444	604	960	8,360	30,447	12,515	14,165	11,239	76,046	61,555
Baltimore	91	177	535	771	12,462	21,225	68,615	111,736	3,663	8,962	32,544	40,481
Carroll	73	121	195	471	5,143	8,063	26,423	50,625	2,971	4,412	6,848	18,275
Harford	5	12	18	47	18,644	10,943	89,090	68,468	131	201	1,085	1,622
Howard	114	156	465	726	10,536	16,037	65,747	82,932	3,722	5,152	16,908	29,801
Queen Annes	5	5	26	23	2,035	3,825	14,235	30,849	290	546	1,721	1,638
Region	459	753	2,346	3,748	73,560	86,945	432,557	491,981	30,240	38,309	169,177	209,044
Regional Change 2020-2021		294		1,402		13,385		59,424		8,069		39,867
As a Percent		64.1%		59.8%		18.2%		13.7%		26.7%		23.6%

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Appendix

May, 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)			
	May 2020	May 2021	YTD 2020	YTD 2021	May 2020	May 2021	YTD 2020	YTD 2021	May 2020	May 2021	YTD 2020	YTD 2021
Anne Arundel	103	100	486	477	574	13,102	14,302	53,877	32,411	25,590	90,592	111,259
Annapolis*	(18)	(13)	(91)	(68)	-	-	(75)	(160)	(965)	(2,005)	(12,974)	(8,466)
Baltimore City	43	42	268	236	-	6,800	88,958	103,750	20,522	88,073	167,839	180,921
Baltimore	64	91	487	459	11,650	45,986	67,580	339,128	13,047	28,571	266,042	161,727
Carroll	13	17	37	78	-	2,922	1,639	4,208	795	2,110	7,952	6,871
Harford	2	5	14	29	-	-	3,415	1,421	176	1,263	7,839	11,034
Howard	32	41	199	190	9,700	-	23,079	152,561	16,511	19,836	119,154	146,828
Queen Annes	3	6	19	29	-	-	900	6,350	115	190	778	2,307
Region	260	302	1,510	1,498	21,924	68,810	199,873	661,295	83,577	165,633	660,196	620,947
Regional Change 2020-2021		42		(12)		46,886		461,422		82,056		(39,249)
As a Percent		16.2%		-0.8%		213.9%		230.9%		98.2%		-5.9%

Table 1c. Mixed-Use Construction Activity

	Number of Residential Units in Mixed-Use Permits				Value of Mixed-Use Construction Activity (thousands of dollars)			
	May 2020	May 2021	YTD 2020	YTD 2021	May 2020	May 2021	YTD 2020	YTD 2021
Anne Arundel	-	-	-	-	-	-	-	-
Annapolis*	-	-	-	-	-	-	-	-
Baltimore City	285	-	599	671	60,000	-	125,305	151,000
Baltimore	-	-	231	-	-	-	60,000	-
Carroll	-	-	-	-	-	-	-	-
Harford	-	-	-	-	-	-	-	-
Howard	-	-	-	472	-	-	-	5,500
Queen Annes	1	-	1	-	500	-	500	-
Region	286	-	831	1,143	60,500	-	185,805	156,500
Regional Change 2020-2021		(286)		312		(60,500)		(29,305)
As a Percent		-100.0%		37.5%		-100.0%		-15.8%

* 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.

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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