

**Department of Legislative Services**  
Maryland General Assembly  
2026 Session

**FISCAL AND POLICY NOTE**  
**Third Reader - Revised**

House Bill 1017

(Delegate Wells, *et al.*)

Government, Labor, and Elections

Judicial Proceedings

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**Correctional Services - Private Immigration Detention Facilities - Zoning Requirement**

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This emergency bill prohibits, notwithstanding any other provision of law, the State or a unit of local government from approving the construction or operation of a building, structure, or other real property for an immigration detention facility by a private entity unless the building, structure, or other real property is located in a zone that expressly authorizes immigration detention facilities. In addition, the bill prohibits a private entity from operating or occupying a building, structure or other real property as an immigration detention facility without a use and occupancy authorization or change in use and occupancy approval consistent with the bill's provisions. The Attorney General may bring a civil action to enforce the bill's provisions. The court may issue temporary, preliminary, or permanent injunctive relief to prevent an act that would constitute a violation of the bill's provisions. A private entity that operates or attempts to operate an immigration detention facility in violation of the bill is subject to a civil penalty not exceeding \$10,000 for each day the violation continues. The remedies provided under the bill are in addition to any other remedy available under State or local law. The bill applies retroactively to affect any agreement between the State or a unit of local government and a private entity entered into before the effective date of the bill for the use of any building, structure or other real property if that building, structure, or other real property is intended to be used as an immigration detention facility, as specified.

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**Fiscal Summary**

**State Effect:** The bill is not anticipated to materially affect State operations or finances.

**Local Effect:** The bill is not anticipated to materially affect local government operations or finances.

**Small Business Effect:** None.

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## Analysis

**Bill Summary:** For purposes of the bill’s provisions, a building, structure, or other real property must be considered proposed for use as an immigration detention facility, regardless of how the use is described in an application or permit request, if:

- individuals are intended to be held by a private entity for any stage of processing for a federal immigration violation;
- individuals are intended to be held in involuntary custody and will not be free to leave; or
- the design, construction, or improvements include features consistent with secure or involuntary confinement, including: (1) perimeter security measures designed to prevent occupants from leaving; (2) controlled access points; or (3) locked holding areas.

A general zoning classification authorizing government, public, or institutional uses does not constitute express authorization for a building, structure, or other real property to be used as an immigration detention facility by a private entity.

“Unit of local government” means a county, a municipality, or the Maryland-National Capital Park and Planning Commission.

**Current Law:** Chapter 19 of the 2021 special session prohibits the State, local governments, and specified State and local agents from (1) entering into an agreement of any kind for the detention of individuals in an immigration detention facility owned, managed, or operated, in whole or in part, by a private entity; (2) paying, reimbursing, subsidizing, or defraying in any way any costs related to the sale, purchase, construction, development, ownership, management, or operation of an immigration detention facility that is or will be owned, managed, or operated, in whole or in part, by a private entity; (3) receiving any payment related to the detention of individuals in an immigration detention facility owned, managed, or operated in whole or in part, by a private entity; or (4) otherwise giving any financial incentive or benefit to any private entity or person in connection with the sale, purchase, construction, development, ownership, management, or operation of an immigration detention facility that is or will be owned, managed, or operated, in whole or in part, by a private entity.

The State, local governments, and specified State and local agents are prohibited from approving a zoning variance or issuing a permit for the construction of a building or the reuse of existing buildings or structures by any private entity for use as an immigration detention facility unless the entity (1) provides notice to the public of the proposed zoning variance or permit action at least 180 days before authorizing the variance or issuing the

permit and (2) solicits and hears public comments on the proposed zoning variance or permit action in at least two separate meetings open to the public.

The State, local governments, and specified State and local agents are prohibited from entering into or renewing an immigration detention agreement. Those with an existing immigration detention agreement must have exercised the termination provision contained in the immigration detention agreement no later than October 1, 2022. In any dispute over an immigration detention agreement with the State, these provisions govern. However, the provisions may not be construed to authorize or prohibit the State, local governments, and specified State and local agents from entering into an agreement with the federal government under 8 U.S.C. § 1357(g).

“Immigration detention agreement” means any contract, agreement, intergovernmental service agreement, or a memorandum of understanding that authorizes a State or local government agency to house or detain individuals for federal civil immigration violations. “Immigration detention facility” means any building, facility, or structure used, in whole or in part, to house or detain individuals for federal civil immigration violations.

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### **Additional Information**

**Recent Prior Introductions:** Similar legislation has not been introduced within the last three years.

**Designated Cross File:** SB 984 (Senator Smith) - Judicial Proceedings.

**Information Source(s):** Harford, Montgomery, Talbot, and Wicomico counties; City of Frostburg; Maryland-National Capital Park and Planning Commission; Maryland Municipal League; Judiciary (Administrative Office of the Courts); Department of State Police; Department of Legislative Services

**Fiscal Note History:** First Reader - February 10, 2026  
jg/hlb Third Reader - March 24, 2026  
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