

| STATUS                                                                                        | STATE                                                                                                                                                                                                                                                                                                                          | REGION    | COMPONENTS | YEAR ENACTED |
|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------|--------------|
|  Not Enacted | <a href="#">Alabama</a><br><br>Transit-oriented development encompasses a suite of policies that require, incentivize, or promote the development of denser housing near existing or planned public transit service. Examples include upzoning requirements, funding opportunities, and density bonuses under zoning codes.    | Southeast |            |              |
|                                                                                               | <a href="#">Alaska</a><br><br>Transit-oriented development encompasses a suite of policies that require, incentivize, or promote the development of denser housing near existing or planned public transit service. Examples include upzoning requirements, funding opportunities, and density bonuses under zoning codes.     |           |            |              |
|                                                                                               | <a href="#">Arizona</a><br><br>Transit-oriented development encompasses a suite of policies that require, incentivize, or promote the development of denser housing near existing or planned public transit service. Examples include upzoning requirements, funding opportunities, and density bonuses under zoning codes.    |           |            |              |
|                                                                                               | <a href="#">Arkansas</a><br><br>Transit-oriented development encompasses a suite of policies that require, incentivize, or promote the development of denser housing near existing or planned public transit service. Examples include upzoning requirements, funding opportunities, and density bonuses under zoning codes.   |           |            |              |
|                                                                                               | <a href="#">California</a><br><br>Transit-oriented development encompasses a suite of policies that require, incentivize, or promote the development of denser housing near existing or planned public transit service. Examples include upzoning requirements, funding opportunities, and density bonuses under zoning codes. |           |            |              |

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|  Enacted | <a href="#">California</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                        |        |            |              |
|                                                                                           | <p>State law overrides restrictive local zoning to permit mid-rise and high-density multi-family housing, between 7-9 stories, within a half-mile of major rail stations and rapid bus corridors in urban transit counties. There are two development tiers, based on transit type and frequency, and applies to any qualifying site zoned for residential, mixed-use, or commercial properties within a half-mile of qualifying transit, or a quarter-mile for small cities.</p> | West   |            | 2025         |
|                                                                                           | <p>Establishing Policies</p> <ul style="list-style-type: none"> <li>• <a href="#">SB 375 (2008)</a></li> <li>• <a href="#">SB 2923 (2018)</a></li> <li>• <a href="#">SB 10 (2021)</a></li> <li>• <a href="#">SB 79 (2025)</a></li> </ul>                                                                                                                                                                                                                                          |        |            |              |

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|                                                                                           | Colorado                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |        |            |              |
|  Enacted | <p>A transit-oriented community must meet its housing opportunity goal, which is determined based on an aggregate zoning capacity calculation of 40 dwelling units per acre of transit-related area within the community. To accomplish its housing opportunity goal, a transit-oriented community must ensure that the zoning capacity within certain areas of the transit-oriented community meets or exceeds the transit-oriented community's housing opportunity goal.</p> <p>A transit-oriented community is defined as a local government that: (1) either entirely or partially within a metropolitan planning organization, (2) has a population of 4,000 or more, and (3) contains at least 75 acres of certain transit-related area; or, if the local government is a county, contains either (a) a transit station area that is both in an unincorporated part of the county and within one-half mile of a station that serves a commuter rail or light rail service or (b) a transit corridor area that both is in an unincorporated part of the county and is fully encompassed by one or more municipalities.</p> <p>Establishing Policies</p> <ul style="list-style-type: none"> <li>• <a href="#">HB 24-1313 (2024)</a></li> </ul> | West   |            | 2024         |

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|  Enacted   | <a href="#">Connecticut</a><br><br>Connecticut towns with rail or regular bus service can create a transit-oriented district (TOD) that allows for denser housing development as of right within a half mile of the transit station. Towns with TODs may qualify, subject to state designation and each program's requirements, for additional financial incentives, including the Housing Growth Grant Program, funding from the CT Municipal Development Authority (CMDA), higher reimbursement rates for school construction projects, and loans for sewer projects.<br><br>Establishing Policies <ul style="list-style-type: none"> <li>• <a href="#">Public Act 25-1 (HB 8002) (2025)</a></li> </ul> | Northeast |            | 2025         |
|                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |            |              |
|  Enacted | <a href="#">Delaware</a><br><br>Counties and municipalities with a population greater than 2,000 must include an affordable housing plan within their comprehensive plans. In addition to required elements, affordable housing plans must adopt 5 strategies to increase housing development, one of which is to create transit-oriented development zoning designations with "significant increases in density" along fixed public transportation routes.<br><br>Establishing Policies <ul style="list-style-type: none"> <li>• <a href="#">SS2 for SB 23 (2026)</a></li> </ul>                                                                                                                         | Southeast |            | 2026         |
|                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |            |              |

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|  Enacted       | <a href="#">Hawai'i</a><br><br>Counties that allow "transit-supportive densities" in their TOD districts will unlock a dedicated percentage of the Rental Housing Revolving Fund (RHRF).<br><br>A mixed-income subaccount within the RHRF can provide financing for certain projects. The Hawai'i Housing Finance and Development Corporation gives preference to projects mixed-income rental projects or units in a mixed-income rental project in an area that satisfy "transit-supportive density" requirements, among other criteria. The account provisions sunset June 30, 2030. | West    |            | 2025         |
|                                                                                                 | Establishing Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |         |            |              |
|                                                                                                 | <ul style="list-style-type: none"> <li><a href="#">Act 159 (HB 1409) (2025)</a></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |         |            |              |
|  In-Progress | <a href="#">Illinois</a><br><br>The Northern Illinois Transit Authority is authorized to develop a Transit-Supportive Development Incentive Program. Its scoring must prioritize high-density development near transit and jurisdictions with supportive zoning.                                                                                                                                                                                                                                                                                                                        | Midwest |            | 2025         |
|                                                                                                 | Establishing Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |         |            |              |
|                                                                                                 | <ul style="list-style-type: none"> <li><a href="#">Public Act 104-0457 (SB 2111) (2025)</a></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |         |            |              |

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### Maryland

Requires increased density for qualifying affordable projects within three-quarters of a mile of existing or planned passenger rail. It includes 30% density increases for qualifying multifamily/mixed-use projects, with affordability requirements and significant exclusions, including specified single-family areas and campus stations.



Enacted

Local governments that make land use rezonings or similar actions after October 1, 2026 must rezone to allow for mixed-use development on land designated for residential or commercial use within a half mile of certain rail stations with regular service.

Southeast

2026

#### Establishing Policies

- [HB 538 \(2024\)](#)
- [HB 894 \(2026\)](#)