

MPDU Calculation Worksheet - up to 100% Allowable Density

Note: This worksheet to be used for developments that include up to 100% Allowable Density per 18-12-701(1)(I)

Project Name

Notes and Verification Checks

Total Dwelling Units

Green Cells require owner to enter relevant data

Yellow Cells are Formulas or Fixed Numbers that are locked

Step One: Calculate Required Number of MPDUs

Dwelling Type	# Dwelling Units	MPDU Requirement: For Sale	MPDU Requirement: Rental
		10%	15%
For Sale	<input type="text"/>	0	
Rental	<input type="text"/>		0
Total	0	0	0

MPDU %

Check

#DIV/0! 0.000 OK

#DIV/0! 0.000 OK

#DIV/0!

Step Two: Determine MPDUs by Bedroom Type

Type	Units	Bedrooms	MPDUs: For Sale	MPDUs: Rental
For Sale	0	Efficiency		

Total Unit Check

For Sale OK

Rental OK

For Sale	0	1		
For Sale		2		
For Sale		3	0	
For Sale		4	0	
Total	0		0	
Rental		Efficiency		
Rental		1		
Rental		2		
Rental		3		
Rental	0	4		0
Total	0			0
Total	0		0	0

For Sale MPDUs <= to total

OK

OK

OK

Efficiency/1 BR Ratio Check

Market #DIV/0!

MPDU #DIV/0!

#DIV/0!

Rental MPD

OK

OK

OK

OK

OK

MPDU Totals Check

For Sale Rental

OK

OK

Notes from Anne Arundel County Bill No. 72-24

MPDU requirement and calculation per 17-12-103:

- * 10% of For Sale Units / 15% of Rental Units
- * Fractional Unit of less than 0.50% the result shall be rounded down to next whole number
- * Fractional Unit of 0.50% or greater the result shall be rounded up to next whole number

Each single-family MPDU must have two or more bedrooms per 17-12-104(B)(2)

Total multifamily efficiency and 1 BR MPDUs may not exceed ratio of efficiency and 1 BR market units per 17-12-104(B)(3)

MPDU requirements do not apply for:

Projects that qualify for an Exception per 17-12-102(B)

Projects with 9 or less dwelling units and meet definition in 17-12-302(2)(II)

Projects with 10-19 dwelling units which qualify for a contribution to the Housing Trust Special Revenue Fund per 17-12-105

Jun-25

MPDU Calculation Worksheet - up to 115% Allowable Density

Note: This worksheet to be used for developments that include up to 115% Allowable Density per 18-12-701(1)(II)

Project Name

Total Dwelling Units

0

100% Allowable Density

Bonus Dwelling Units

up to 115% of Allowable Density

Bonus Dwelling Units

115% to 150% of Allowable Density

Total Dwelling Units

0

Green Cells require owner to enter relevant data

Yellow Cells are Formulas or Fixed Numbers that are locked

Step One: Calculate Required Number of MPDUs

Dwelling Type	# Dwelling Units	Total Bonus Dwelling Units	MPDU Requirement: For Sale	MPDU Requirement: Rental
		up to 100%	10%	15%
		100% to 115%	25%	25%
		115% to 150%	NA	NA
For Sale	0		0	
Rental	0			0
Subtotals	0	0	0	0
Total Dwelling Units		0		

Step Two: Determine MPDUs by Bedroom Type

Notes and Verification Checks

Bonus

#DIV/0!

Check

#DIV/0!

Bonus %

Density Bonus

up to 115%

15% to 150%

0

OK

0

OK

Total Bonus Units

0

OK

Total Units

0

OK

Total MPDUs

0

#DIV/0!

Type	Dwelling Units	Bedrooms	MPDUs: For Sale	MPDUs: Rental
For Sale	0	Efficiency		
For Sale	0	1		
For Sale		2		
For Sale		3		
For Sale		4		
Total	0		0	
Rental		Efficiency		
Rental		1		
Rental		2		
Rental		3		
Rental	0	4		0
Total	0			0
Total	0		0	0

Total Unit Check

For Sale OK

Rental OK

For Sale MPDUs <= to total

OK

OK

OK

Efficiency/1 BR Ratio Check

Market #DIV/0!

MPDU #DIV/0!

#DIV/0!

Rental MPDUs <= to total

OK

OK

OK

OK

OK

MPDU Totals Check

For Sale

Rental

OK

OK

Notes from Anne Arundel County Bill No. 72-24

MPDU requirement and calculation per 17-12-103:

- * 10% of For Sale Units / 15% of Rental Units
- * Fractional Unit of less than 0.50% the result shall be rounded down to next whole number
- * Fractional Unit of 0.50% or greater the result shall be rounded up to next whole number

Bonus MPDU calculation per 18-12-701:

- * MPDUs must be 25% of additional units permitted with allowable density between 100% and 115%
- * MPDUs must be 40% of additional units permitted with allowable density between 115% and 150%

Each single-family MPDU must have two or more bedrooms per 17-12-104(B)(2)

Total multifamily efficiency and 1 BR MPDUs may not exceed ratio of efficiency and 1 BR market units per 17-12-104(B)(3)

MPDU requirements do not apply for:

- Projects that qualify for an Exception per 17-12-102(B)

- Projects with 9 or less dwelling units and meet definition in 17-12-302(2)(II)

- Projects with 10-19 dwelling units which qualify for a contribution to the Housing Trust Special Revenue Fund per 17-12-105

Jun-25

MPDU Calculation Worksheet - up to 150% Allowable Density

Note: This worksheet to be used for developments that include up to 150% Allowable Density per 18-12-701(1)(III)

Project Name		Notes and Verification Checks
Total Dwelling Units	0	100% Allowable Density
Bonus Dwelling Units		up to 115% of Allowable Density
Bonus Dwelling Units		115% to 150% of Allowable Density
Total Dwelling Units	0	

Green Cells require owner to enter relevant data

Yellow Cells are Formulas or Fixed Numbers that are locked

Step One: Calculate Required Number of MPDUs

Dwelling Type	# Dwelling Units	Total Bonus Dwelling Units (up to 115%)	Total Bonus Dwelling Units (up to 150%)	MPDU Requirement: For Sale	MPDU Requirement: Rental
		up to 100%		10%	15%
		100% to 115%		25%	25%
		115% to 150%		40%	40%
For Sale	0			0	
Rental	0				0
Subtotals	0	0	0	0	0
Total Dwelling Units			0		

Density Bonus		
up to 115%		115% to 150%
0	OK	0 OK
0	OK	0
Total Bonus Units	0	OK
Total Units	0	OK
Total MPDUs	0	#DIV/0!

Step Two: Determine MPDUs by Bedroom Type

Type	Dwelling Units	No. Bedrooms	Sale	MPDUs: Rental
For Sale	0	Efficiency		
For Sale	0	1		
For Sale		2		
For Sale		3	0	
For Sale		4	0	
Total	0		0	
Rental		Efficiency		
Rental		1		
Rental		2		
Rental		3		
Rental	0	4		0
Total	0			0
Total	0		0	0

Total Unit Check		
For Sale	OK	
Rental	OK	
For Sale MPDUs <= to total		
OK		
OK		
OK		
Efficiency/1 BR Ratio Check		Rental MPDUs <= to total
Market	#DIV/0!	OK
MPDU	#DIV/0!	OK
	#DIV/0!	OK
MPDU Totals Check		OK
For Sale	Rental	
OK	OK	

Notes from Anne Arundel County Bill No. 72-24

MPDU requirement and calculation per 17-12-103:

- * 10% of For Sale Units / 15% of Rental Units
- * Fractional Unit of less than 0.50% the result shall be rounded down to next whole number
- * Fractional Unit of 0.50% or greater the result shall be rounded up to next whole number

Bonus MPDU calculation per 18-12-701:

- * MPDUs must be 25% of additional units permitted with allowable density between 100% and 115%
- * MPDUs must be 40% of additional units permitted with allowable density between 115% and 150%

Each single-family MPDU must have two or more bedrooms per 17-12-104(B)(2)

Total multifamily efficiency and 1 BR MPDUs may not exceed ratio of efficiency and 1 BR market units per 17-12-104(B)(3)

MPDU requirements do not apply for:

- Projects that qualify for an Exception per 17-12-102(B)
- Projects with 9 or less dwelling units and meet definition in 17-12-302(2)(II)
- Projects with 10-19 dwelling units which qualify for a contribution to the Housing Trust Special Revenue Fund per 17-12-105