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March 11, 2026

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Delegate Kriselda Valderrama
Delegate Lorig Charkoudian
Economic Matters Committee
230 Taylor House Office Building
231 Taylor House Office Building
Annapolis, Maryland 21401

Re: House Bill 1538
Land Use - Accessory Dwelling Units - Requirements and Prohibitions (Maryland Generational Housing Act of 2026)
Hearing Date: March 13, 2026 1:00 p.m.
Position: Oppose

Dear Chair Valderrama, Vice Chair Charkoudian and Members of the Economic Matters Committee:

This letter is submitted on behalf of the Maryland Legislative Action Committee (“MD-LAC”) of the Community Associations Institute (“CAI”). CAI represents individuals and professionals who reside in or work with community associations (condominiums, homeowners’ associations, and cooperatives) throughout the State of Maryland.

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We write on behalf of the Maryland residents statewide who reside in common ownership communities to oppose the above-referenced legislation (scheduled for hearing before your Committee on Friday, March 13, 2026, at 1:00 p.m.) that seeks to require all legislative bodies to adopt local laws authorizing development of at least one internal accessory dwelling unit and one external accessory dwelling unit on land with a single-family detached dwelling unit, notwithstanding applicable density limits and notwithstanding additional parking spaces that may be needed for such internal and external accessory dwelling units.

While the MC-LAC appreciates the need for increased housing within the state of Maryland, HB 1538 does not account for jurisdictions and/or individual communities that already experience issues from density, including traffic congestion, severely limited parking, and damaged roads due to overuse. As communities were developed with a specific density in mind, the potential tripling of the number of residents within a community will increase concerns pertaining to overcrowding within the community and schools, access to life safety services and deterioration of infrastructure and common use amenities. The bill as proposed is simply unsafe for many applicable jurisdictions and will overwhelm the numerous crowded communities within the state.

In addition, this bill's requirements is likely to conflict with prohibitions or restrictions on the development of accessory dwelling units within existing Declarations and Bylaws for community associations, resulting in the elimination of assurances with respect to crowding, setbacks, aesthetics, and parking that property owners may have relied upon in purchasing their lots within a specific community. While the state may wish to encourage the development of additional housing in future communities, it should not interfere in existing contractual relationships between a property owner and its community association.

Accordingly, the MD-LAC respectfully request that the Committee gives an **unfavorable report** for HB 1538.

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We are available to answer any questions the Committee Members may have. Please feel free to contact Lisa Harris Jones, lobbyist for the MD-LAC, at 410-366-1500, or by e-mail at lisa.jones@mdlobbyist.com, or Hillary Collins at 703-790-1911, or by e-mail at hcollins@reesbroome.com, or Igor Conev, of the MD-LAC, at (443) 614-2787, or by e-mail at igor@ocmannproperties.com.

Sincerely,

Hillary A. Collins

Igor Conev

Hillary A. Collins, Esq.

Igor Conev, CMCA, AMS, PCAM, CIRMS

Member, CAI MD-LAC

Chair, CAI MD-LAC

CAI is a national organization dedicated to fostering vibrant, competent, harmonious community associations for more than fifty years. Its members include community association volunteer leaders, professional managers, community management firms, and other professionals and companies that provide products and services to common interest associations. As part of its mission, CAI advocates for legislative and regulatory policies that support responsible governance and effective management. As part of this purpose state Legislative Action Committees represent CAI members before state legislatures and agencies on issues such as governance, assessments collection, insurance and construction defects.