

## Board of County Commissioners

Joseph A. Vigliotti, President  
Michael R. Guerin, Vice President  
Thomas S. Gordon III  
Kenneth A. Kiler  
Susan W. Krebs



## Carroll County Government

225 North Center Street  
Westminster, Maryland 21157  
410-386-2043; 1-888-302-8978  
fax 410-386-2485  
MD Relay 711/800-735-2258

February 10, 2026

Delegate Kriselda Valderrama  
Chair, Economic Matters Committee  
230 Taylor House Office Building  
Annapolis, Maryland 21401

Dear Chair Valderrama and Members of the House Economic Matters Committee,

On behalf of the Board of Carroll County Commissioners, we respectfully submit this letter in opposition to **HB 239: Land Use - Zoning - Limitations (Starter and Silver Homes Act of 2026)**.

Carroll County shares the State's interest in expanding housing availability. However, the approach proposed in this legislation, through broad prohibitions on local zoning authority, undermines the flexibility local governments rely on to respond effectively to housing needs in a way that reflects actual local conditions.

Local zoning is not arbitrary. It reflects years of comprehensive planning that considers infrastructure capacity, water and sewer availability, environmental conditions, public facilities, and the character of established communities. These factors vary significantly across jurisdictions. **Housing solutions that may be workable in one area may be infeasible or disruptive in another.**

In Carroll County, for example, many residential areas rely on private wells and septic systems or are constrained by limited public water and sewer capacity. Local zoning standards are calibrated to those realities. A uniform prohibition on local zoning tools does not account for these conditions and could create development pressure that existing infrastructure cannot support.

If the objective were solely to increase housing supply, local jurisdictions already possess the authority to adjust zoning where appropriate. The challenge is not reluctance, but feasibility. Local governments must balance growth with infrastructure, environmental protection, and community integrity.

The legislation also risks unintended consequences. When local governments lose targeted zoning tools, they may be forced to pursue broader, less precise code changes simply to retain control over growth patterns. That outcome would not improve housing availability and could lead to greater disruption for existing communities.

For these reasons, the Board of Carroll County Commissioners respectfully opposes HB 239 and urges the General Assembly to pursue housing solutions that work collaboratively with local governments rather than preempting them.

We appreciate the opportunity to share our perspective and remain willing to engage in constructive dialogue.

Sincerely,

THE BOARD OF COUNTY COMMISSIONERS OF CARROLL COUNTY



Joseph A. Vigliotti  
President



Michael R. Guerin  
Vice President



Thomas S. Gordon III



Kenneth A. Kiler



Susan W. Krebs