



House Bill 778

Land Use - Middle Housing Options - Requirements

Position: **OPPOSE**

To: Economic Matters Committee

Date: February 23, 2026

From: County Commissioners of Worcester County

Worcester County opposes House Bill 778, which would essentially preempt our local zoning code.

This bill would require us to allow middle housing such as duplexes, triplexes and cottage courts, on any lot created before 2015 that allows single-family dwelling units and is vacant or in new subdivisions. It also eliminates minimum lot sizes.

Furthermore, the bill as written prohibits the county from imposing “unreasonable limitations,” regarding setbacks, parking, etc. The county has those regulations for a reason, and by forcing higher density housing into areas previously not planned for this level of development there could be unforeseen strain on infrastructure.

While we acknowledge the need for more housing, we feel it should be added in a thoughtful manner that doesn't infringe on local zoning. We urge you to oppose this bill in its current form. Thank you.