

**HB239**  
**Land Use - Zoning - Limitations**  
**(Starter and Silver Homes Act of 2026)**

Testimony of Joel Hurewitz  
Columbia, MD  
Economic Matters Committee  
Hearing Date February 12, 2026

**Position: Unfavorable**

I wish to express my opposition to HB239. The bill will deprive local jurisdictions of the ability to zone single-family homes in areas with public water and sewer.

It will allow developers to redevelop single-family neighborhoods into town house communities without regard to adequate public facilities including schools, hospitals, traffic and on-street parking.

Furthermore, what practical purpose does the 3 year limitation in lines 25-26 on page 9 serve? Apparently, to redevelop a property, a developer need only wait until 3 years have elapsed.