

CITY COUNCIL  
OF  
HAVRE DE GRACE, MARYLAND

RESOLUTION NO. 2026-02

Introduced by \_\_\_\_\_ Council President Ringsaker

**A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF HAVRE DE GRACE, MARYLAND, PURSUANT TO THE LOCAL GOVERNMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND AND SECTIONS 33 AND 34 OF THE CITY CHARTER TO EXPRESS FORMAL OPPOSITION TO SENATE BILL 36 AND HOUSE BILL 239 (THE STARTER AND SILVER HOMES ACT OF 2026)**

**WHEREAS**, the Maryland General Assembly is considering Senate Bill 36 and House Bill 239, which seek to prohibit local jurisdictions from adopting or enforcing certain zoning provisions related to lot size, dimensions, setback requirements, lot coverage, and design elements; and

**WHEREAS**, SB 36 and HB 239 would mandate that any area connected to public water and sewer cannot require a minimum lot size greater than 5,000 square feet, effectively overriding Havre de Grace's existing R-1 and R-2 residential zoning district standards; and

**WHEREAS**, the Act would remove the City's ability to approve townhomes as a conditional use in areas where the construction of detached single-family homes is permitted by right; and

**WHEREAS**, the Act would further prohibit the City from placing maximum lot coverage limits on single-family homes; and

**WHEREAS**, these cross-filed bills would grant property owners the legal right to subdivide improved lots, up to three smaller parcels, bypassing traditional Planning Department, Planning Commission and/or Board of Appeals review and approvals, which will negate carefully considered local density controls which protect citizens from overcrowded schools, excess traffic congestion, overburdened water and sewer treatment systems, and excessive runoff to the Chesapeake Bay due to increased impervious surfaces, which will negatively impact livability standards; and

**WHEREAS**, the Mayor and City Council find that such state-level preemption of local land use law, which has served this State well for many decades, is a direct challenge local government authority over local land use policy and its knowledge of how such development impacts the citizens and the City's limited resources; and

**WHEREAS**, the 2025 Envision Havre de Grace Comprehensive Plan was recently adopted to provide a thoughtful strategy for revitalization and growth for people of all economic means, a strategy that would be fundamentally undermined by the mandates in SB 36 and HB 239.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF HAVRE DE GRACE:**

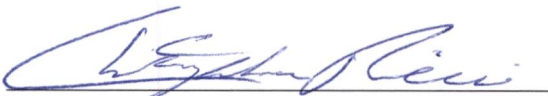
1. The Mayor and City Council of Havre de Grace hereby formally oppose Senate Bill 36 and House Bill 239; and
2. The Mayor and City Council of Havre de Grace hereby strongly urge the Senate Education, Energy, and the Environment Committee to give SB 36 an UNFAVORABLE REPORT; and
3. The Mayor and City Council of Havre de Grace hereby strongly urge the House Economic Matters Committee to give HB 239 an UNFAVORABLE REPORT; and
4. The Mayor shall transmit this resolution and any adjoining testimony to the Senate Education, Energy, and the Environment Committee, and the House Economic Matters Committee.

ADOPTED by the City Council of Havre de Grace, Maryland this 20<sup>th</sup> day of January, 2026.

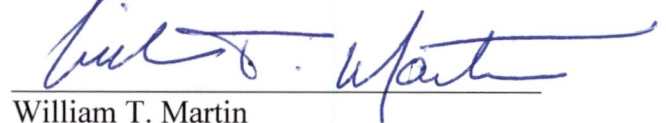
SIGNED by the Mayor and attested by the Director of Administration this 20<sup>th</sup> day of January, 2026.

ATTEST:

MAYOR AND CITY COUNCIL  
OF HAVRE DE GRACE



Christopher Ricci  
Director of Administration



William T. Martin  
Mayor

Introduced: 1/20/2026

Passed/Adopted: 1/20/2026

Effective Date: 1/20/2026