



February 13, 2026

The Honorable Bryan J. Feldman, Chairman  
and Members of the Education, Energy and the Environment Committee  
Senate of Maryland  
Annapolis, Maryland

Dear Chairman Feldman and Members:

RE: **SB0036** – Land Use -- Zoning -- Limitations (Starter and Silver Homes Act of 2026)  
-- **UNFAVORABLE**

Maryland is a mosaic of community choices – urban, metropolitan, dense suburban, exurban, rural agricultural, rural mountain -- each with its own unique geography, infrastructure needs, and citizen preferences.

The 1,300 members of the Maryland Federation of Republican Women are concerned that the provisions of this bill create the potential for an ever-changing landscape, unfairly limiting residents' ability to make an informed decision about where to build or purchase a home.

- The planning principles in SB0036 are designed for a densely populated urban environment and are not suitable for exurban communities or rural counties.
- Too much emphasis is placed on State control of development, leaving little flexibility in local planning, to the detriment of Local Comprehensive Plans.
- Retroactively allowing higher density housing in existing single-family communities requires increased water and sewer capacity and will result in increased traffic congestion and inadequate parking options. It may also result in overcrowding existing schools.
- Upzoning and rezoning can negatively impact the value of existing homes in the area, jeopardizing the homeowners' investment in that property.
- Broadening the potential for high-density housing to exurban areas will move the occupants further from transit options and job opportunities.

We encourage an **UNFAVORABLE** report for **SB0036**.

Sincerely,

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