



Community Association, Inc.

February 5, 2026

The Honorable Sidney Katz
Member, Montgomery County Council
100 Maryland Avenue
Rockville, MD 20850

Dear Council Member Katz:

We are writing to relay our significant concern regarding Maryland House Bill 239/SB 36 that, in part, seeks to limit the authority of local jurisdictions regulating single-family zoning rules.

Based on our initial review of the proposed bills, while the intent may be designed to correct a housing “affordability” issue, there are numerous negative impacts that should be thoroughly reviewed and closely examined.

As elected leaders of a community association, whose members are subject to recorded governing documents that stipulate the number of homes, type, design, etc., we object to legislation that overrides the very governing documents that owners relied upon when purchasing their homes.

We respectfully request that Montgomery County oppose this legislation that could change the character of our communities and impact home values; we ask that both state and county leaders hold meaningful dialogue with all stakeholders before further consideration of HB 239/SB 36 is undertaken.

At the very least, we ask that the Governing Documents of Community Associations take precedence over this potential legislation, should it pass.

Respectfully,

Janelle Wright
President
Avenel Community Association

cc: Montgomery County Council Members
Maryland State Delegates, District 16
Maryland State Senator Sara Love