

HB 1259: Zoning Authorities - Operation of Family Child Care Homes - Prohibitions and Requirements: Please vote to **OPPOSE** this bill.

Dear Education, Energy & the Environment Committee:

I am writing to strongly urge you to **OPPOSE HB 1259**.

While expanding access to child care is a worthy goal, this bill represents excessive state overreach that strips local communities of the ability to manage land use, neighborhood character, and resident quality of life. Zoning is a core local government function, designed to balance competing needs—such as preserving quiet residential areas, protecting property values, ensuring adequate parking, managing traffic, and addressing safety concerns in specific neighborhoods. Family child care homes, even small ones, often involve increased traffic (drop-offs/pick-ups), noise, outdoor play, signage, and parking demands that can disrupt single-family residential streets—especially in denser or smaller-lot areas.

Preempting local zoning authority removes the ability of counties and municipalities to tailor reasonable regulations (e.g., setback requirements, parking standards, outdoor play area limits, or conditional use permits) to fit local conditions. This one-size-fits-all approach could force family child care into neighborhoods where it is incompatible, leading to conflicts with neighbors, reduced property values, and strained local resources without adequate local input or flexibility.

Maryland already has state licensing and health/safety standards for family child care providers. Local zoning should remain the appropriate tool to address land-use impacts—not be overridden by a blanket prohibition on restrictions. **Local governments are best positioned to balance the need for child care access with neighborhood livability and resident rights.**

For these reasons, I respectfully ask you to **vote against HB 1259**.

Thank you for your time and thoughtful consideration of my concerns regarding this important local governance, property rights, and community character issue.

Respectfully,

Trudy Tibbals