

COMMISSIONER MEETINGS
2ND AND 4TH TUESDAY OF EACH MONTH
(410) 226-5122



101 Market Street
P.O. Box 339
Oxford, Maryland 21654

Commissioners of Oxford

Senator Brian J. Feldman, Chair
Education, Energy, and the Environment Committee
Miller Senate Office Building, 2 West Wing
11 Bladen Street
Annapolis, Maryland 21401

Re: Unfavorable Testimony on Senate Bill 36 - Land Use - Zoning - Limitations (Starter and Silver Homes Act of 2026)

February 13, 2026

Dear Senator Brian J. Feldman, Chair:

Please accept this letter as written testimony in opposition to Senate Bill 36.

The Commissioners of Oxford and the Planning Commission of Oxford, Maryland strongly oppose Senate Bill 36, as it would significantly limit the Town's ability to address increasing vulnerabilities due to flooding and other environmental risks.

By constraining local land-use authority, this legislation would place both existing and future homeowners at greater risk while also driving up public costs for disaster response, infrastructure repairs, and long-term resilience planning. Local governments are on the front lines of managing flooding impacts and must retain flexibility to respond to changing conditions and protect community safety.

SB 36 risks creating unintended consequences by weakening the ability of municipalities to adopt locally appropriate planning and zoning measures that reflect real, site-specific risks. Removing or restricting these tools shifts the burden on residents and increases future costs to taxpayers.

It is essential that local governments retain the authority necessary to protect public safety, reduce long-term infrastructure liabilities, and safeguard community investments.

For these reasons, we respectfully urge the Committee to issue an unfavorable report on Senate Bill 36.

On behalf of the Commissioners of Oxford
and the Planning Commission of Oxford, Maryland

Thank you for your consideration,

A handwritten signature in black ink that reads "Holly Wahl". The signature is written in a cursive, flowing style.

Holly K. Wahl
Town Manager
Town of Oxford
oxfordmanager@oxfordmd.gov
(410)226-5122