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February 2, 2026

To: House Government, Labor and Elections Committee
Of the State of Maryland

Subject: **RE: HB 0099 – Municipalities – Annexed Land – Land Use and
Density**

Written Testimony in Support - FAVORABLE

Executive Summary: As a long-time member of the Maryland Bar who specializes in land use issues and serves as town or city attorney to multiple Maryland municipalities, I encourage the adoption of this provision to modify the “express approval” process outlined in this Bill. It will return more local control to the government closest to the people and the issues. It will also promote the State’s interest in seeing more affordable housing being developed in the State of Maryland.

Dear Honorable Members of this Committee:

I write to you to encourage your Committee to report favorably on HB0099. While I suggest that the “express approval” process be removed in its entirety, this Bill is excellent progress toward promoting logical planned municipal scaled development in (and on lands that are now on the edges of) Maryland’s municipalities.

As an attorney with offices in Williamsport, Washington County, I specialize in land use and municipal governance issues and believe this proposal will be helpful to the State and to the municipalities attempting to address concerns identified by the State. I currently serve as the city or town attorney for the following Maryland municipalities: Williamsport, Hancock, Smithsburg, Funkstown and Hancock. Our firm in the past has represented the City of Hagerstown and several municipalities in Frederick County.

I do not write this letter at the direction of any of my clients since most of them have not had the time to consider and discuss this proposal before the required deadline for submitting comments or signing up to testify in person. Some, as I understand it, have indicated their support in writing. However, for any who have not spoken, I as their legal counsel and a long-time professional in the field of local government law would strongly suggest to them that they support this Bill.

Please forward this Bill through the legislative process to enactment by the Governor.

Thank you for your consideration of this request. I can be reached at the phone number and email addressed contained herein

Very truly yours,

Edward L. Kuczynski

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ELK

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