



Pennsylvania Municipal League



Pennsylvania State Association of Township Commissioners

TO: Members of the House Housing and Community Development Committee
FROM: Amy Sturges, Deputy Executive Director for Advocacy, The League and PSATC
RE: Opposition to House Bill 2109 and House Bill 2186
DATE: April 10, 2026

On behalf of the members of the Pennsylvania Municipal League (The League) and the Pennsylvania State Association of Township Commissioners (PSATC), I write in strong opposition to House Bill 2109 and House Bill 2186, as well as their anticipated amendments, and respectfully request a “no” vote when the bills are brought up in Committee on Monday, April 13.

These bills preempt local zoning and therefore local decision-making.

Our members agree that actions are needed at the state and local level to address the affordable housing crisis impacting the Commonwealth. Our members do not agree, however, with preempting local zoning authority. Especially when they can currently implement the zoning regulations mandated by this legislation. Local zoning is a long-held and time-tested power of local governments used to not only protect the health, safety, and welfare of citizens, but also to shape the extent of development and the character of a community. Local elected officials are in the best position to make zoning decisions and that authority must be preserved.

House Bill 2109, also known as the “Golden Girls” bill, would prohibit a municipality from limiting the number of unrelated people living together. Many municipalities have such limitations in place to control population density and to maintain neighborhood characteristics, which is especially helpful in university-hosting communities to better control where the student population lives. House Bill 2109 preempts local control and could lead to unforeseen consequences, such as parking issues, noise complaints, overcrowding, and other health, safety, and quality of life concerns. We also oppose the amendment because it does not address our concern at the core of the bill - local zoning preemption.

House Bill 2186 would preempt municipal zoning authority by allowing ADUs by right on a parcel with a single-family dwelling, or if the amendment is adopted, on any parcel with a residential building. We oppose both the bill and the proposed amendment because it oversteps local authority and places stringent restrictions on local regulation of ADUs, with the amendment providing even more limitations than the original bill.

For these reasons, we ask that you vote “no” when these bills come before you on Monday.