



Bill No: HB 929- State Real Estate Commission - Property Managers - Registration

Committee: Economic Matters

Date: 2/18/2020

Position: Support

The Apartment and Office Building Association of Metropolitan Washington (AOBA) supports HB 929. AOBA's members own or manage more than 23 million square feet of commercial office space and 133,000 apartment rental units in Montgomery and Prince George's counties.

This bill would require that those providing property management services be licensed by the State Real Estate Commission in the Maryland Department of Labor. House Bill 929 does not apply to those participating in a homeowners association, renting a property for less than six months, leasing, managing, advertising, renting, or handling of trust money of an apartment complex with 50 or more units, services provided by a person employed exclusively as the property manager for the property management of one person or services provided on an incidental basis and without additional compensation by employees of an owner of a property.

AOBA supports this legislation as it will ensure small property managers that are not affiliated with a large management company, are accountable via a state license. These small property managers often lack resources or continuing education programs to keep them current on new law and best practices that large property management companies provide their staff. While the bill exempts those that lease an apartment complex with 50 or more units, the intent of the legislation is to regulate property managers with a smaller portfolio. As such, AOBA would support any amendment to reduce that exemption to 25 or more units.

AOBA members take their obligation to the community seriously and support this legislation as a means to regulate the industry.

For these reasons AOBA urges a favorable report on HB 929.

For further information contact Erin Bradley, AOBA Vice President of Government Affairs, at 301-261-1460 or ebradley@aoba-metro.org.