



JOHN A. OLSZEWSKI, JR.
County Executive

CHARLES R. CONNER III, ESQ.
Chief Legislative Officer

KIMBERLY S. ROUTSON
Deputy Legislative Officer

JOEL N. BELLER
Assistant Legislative Officer

BILL NO.: **HB 511**

TITLE: Baltimore County – Nuisance Actions - Community Association Standing

SPONSOR: Delegate Grammer

COMMITTEE: Environment and Transportation

POSITION: **SUPPORT**

DATE: March 6, 2020

Baltimore County **SUPPORTS** House Bill 511 – Baltimore County – Nuisance Actions – Community Association Standing. This bill allows community associations to seek injunctive or another equitable form of relief for behavior that negatively impacts the community’s public health or obstructs the reasonable use of property in the neighborhood.

Currently, community associations do not have the standing to seek relief for nuisance abatement. Public nuisances can have a seriously detrimental effect on residents’ quality of life and neighborhood property values. Extreme examples, such as mountains of garbage, piles of junk metal, or overgrown yards, can pose a severe danger to community well-being. This is especially true for families with children who hope to have a safe and clean space for their children to play outside.

This legislation offers a solution for this problem by empowering community associations. With an enhanced ability to bring their concerns before the Baltimore County Circuit Court, local communities will be able to resolve their issues in a quicker and more effective manner.

Accordingly, Baltimore County requests a **FAVORABLE** report on HB 511. For more information, please contact Chuck Conner, Chief Legislative Officer, at 443-900-6582.