



Maryland Legislative Action Committee
The Legislative Voice of Maryland Community Association Homeowners

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February 8, 2023

Hon. Senator William C. Smith, Jr., Chair
Hon. Senator Jeff Waldstreicher, Vice Chair
Hon. Senator Mike McKay, Sponsor
Judicial Proceedings Committee
2 East
Miller Senate Office Building, Room 251
Annapolis, MD 21401

Re: SB277 - Real Property – Sheriff’s Sales – Notice, Procedures, and Subordinate Interests

Hearing: February 9, 2023

Position: OPPOSE

Dear Chairman Smith, Vice Chairman Waldstreicher, Senator McKay and Committee Members:

This letter is submitted on behalf of the Maryland Legislative Action Committee (“MD-LAC”) of the Community Associations Institute (“CAI”). CAI MD-LAC represents individuals and professionals who reside in, or work with, condominiums, homeowners’ associations, and cooperatives throughout the State of Maryland.

MD-LAC is writing today to voice our opposition against SB277. The bill requires a judgment creditor provide written notice to certain persons regarding the time, place, and terms of the sale of any real property subject to a sheriff’s sale at least 20 days before the property can be sold, and to file an affidavit affirming compliance with this notice requirement. However, sheriff’s offices, not judgment creditors, schedule sheriff’s sales, and there is no collaboration between sheriff’s offices and judgment creditors regarding when a sheriff’s sale should be scheduled. A judgment creditor finds out that the sheriff’s office has scheduled its requested sheriff’s sale at the same time as the general public. Under these circumstances, requiring the judgment creditor

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Post Office Box 6636
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to send additional written notices regarding the sale is impractical and unduly burdensome; it would also effectively deprive judgment creditors of a statutorily authorized remedy to execute court awarded judgments in their favor.

Accordingly, we respectfully request that the Committee give SB277 an unfavorable report. We are available to answer any questions which you may have. Please feel free to contact any of the individuals listed: Lisa Harris Jones, CAI MD-LAC lobbyist, at 410-366-1500 or lisa.jones@mdlobbyist.com; or Steven F. Dunn, CAI MD-LAC, at 301-347-1276 or sfdunn@lercheary.com; or Steven Randol, Chair, at 410-695-2183 or MDLACChair@gmail.com.

Sincerely,



Steven F. Dunn
MD-LAC for CAI
MD-LAC for CAI



Steven Randol
Chairman

CAI is a national organization dedicated to fostering vibrant, competent, harmonious community associations for more than thirty years. Its members include community association volunteer leaders, professional managers, community management firms, and other professionals and companies that provide products and services to common interest associations. As part of its mission, CAI advocates for legislative and regulatory policies that support responsible governance and effective management. As part of this purpose state Legislative Action Committees represent CAI members before state legislatures and agencies on issues such as governance, assessments collection, insurance and construction defects.