

REGIONAL
MANAGEMENT
INC.

REGIONAL MANAGEMENT , INC. TESTIMONY- FAVORABLE WITH AMENDMENTS

HOUSE BILL 36

Real Property – Actions to Repossess – Proof of Rental Licensure

Regional Management, Inc. (RMI) is a property management company in Baltimore City and County managing over 5,000 multifamily residential rental units.

RMI is generally in favor of the provisions of HB 36 as long as there is a provision that addresses the “one bad apple spoils the whole barrel” approach that so far has been left unaddressed in this legislation.

Please see an example of this problem attached to this testimony which I will detail in my testimony.

College gardens has a parcel of 83 rental units all of which are licensed. ONE unit HAD a code violation that has been remedied , however no inspector will return our calls to provide a final inspection.

As a result under current law all the other 82 units allegedly are noncompliant because of this single unit. This is a major issue as it affects the ability to collect rent as well as to maintain the entire property for all of its tenants. This must not go unaddressed!

See the exhibits attached.

Respectfully submitted:



Katherine Kelly Howard, Esq.

General Counsel for RMI



BALTIMORE CITY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



[Home](#) > [Property/Alarm Registration](#) > License Search

Property License and Registration Search

The link below will allow you to search license and property registration records by address, block/lot, or by zip code. The address and block/lot search are based on the official tax address of the property. The official tax address may be different from the address posted on the building.

<input type="checkbox"/>	By Address	House Number	Dir	Street Name
<input checked="" type="checkbox"/>	By Block/Lot	Block	Lot	
<input type="checkbox"/>	By Zip Code			

Record Count:1

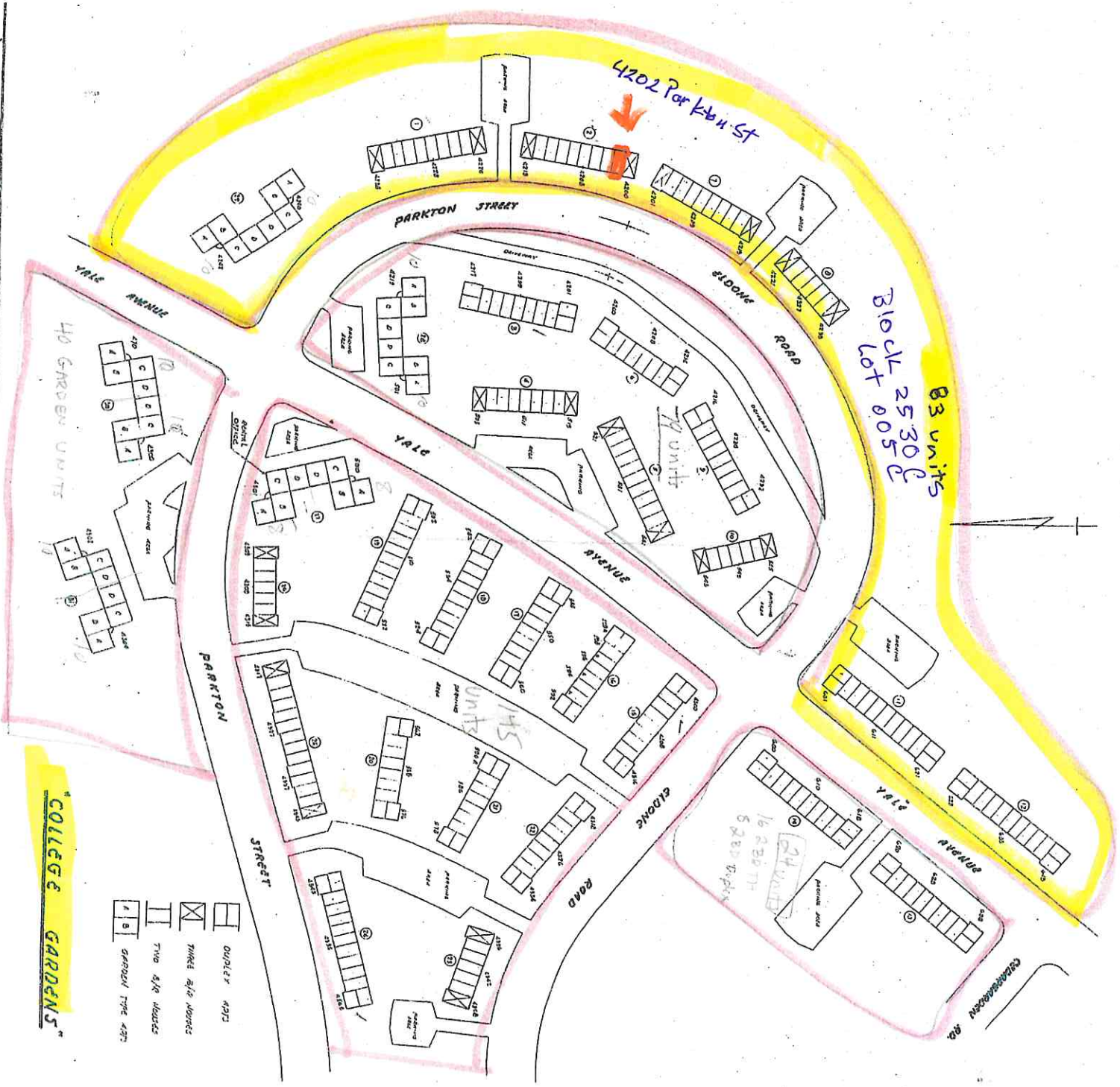
Reg#	Date Insp	License Print	Licensed	License Expiration Date	Valid Reg Year	Address	Zip	Block Lot
096655	02/23/2021	10/07/2021	Y	2/23/2024	2021		21229	2530C-005C

[Click Here if you can not find your record](#)





For additional information, questions or concerns please contact the Property Registration and Licensing Office by [email](#) or by calling 410-396-3575. If you would like to report an unlicensed or unregistered property, please contact the Code Enforcement Legal Section by [email](#).



Mayor Brandon M. Scott - Alice Kennedy, Commissioner



COLLEGE GARDENS™

-  DOUBLE APTS
-  THREE S/LR UNITS
-  TWO S/LR UNITS
-  GARAGE TYPE APT

Block 2530C
83 units

4202 Parkton St

40 GREEN UNITS

16 2BR 77
5 2BR 77

UNITS

Have a project #?

Save Draft and Exit

Confirm your submission

Please ensure you've filled everything completely and accurately, then click "Confirm and Submit" below.

Contact Information

Edit ... (/submit/62705/applicant)

Sandy Masincupp

Email address

smasincupp@regionalmgmt.com

Phone Number

410-539-2370

Mailing Address

11 E Fayette Street , Baltimore, Md 21202

Locations

1 location total

Edit ... (/submit/62705/location?edit=1)

PRIMARY LOCATION

601 YALE AVE - 643 Yale
Baltimore, MD 21229-4544

4200 - 4242 Rowton

Have a project #?

Step 3 of 9 ·

Save Draft and Exit

Application Information

Hover over the question mark bubble for additional information

Is this a rental property? *

Yes



Applicant Type *

Owner



Ownership Type * ⓘ

Corporation



Property Type *

Multi-Family Dwelling



Confirm Owner Phone Number *

410-539-2370

Did the ownership information on the previous page prepopulate with the CORRECT OWNER NAME? *

Yes



Is there a Property Manager or Managing Operator associated with this property? *

Yes



A Rental License for this property will not be issued due to an outstanding violation notice. Please contact your area inspector to schedule a reinspection.



Property Registration and Rental Licensing

113076

(Renewal)

Your Submission

Attachments

Guests (0)

▶ **Registration Fee**

Confirmation of Registration

Open Notice

Registration Fee

▶ **Due Now.** Please make a payment in order to continue.

Do you have a question ? Did something go wrong? Send us a message by Clicking Here!
(<https://baltimoremddhcd.viewpointcloud.com/categories/1080/record-types/6433>)

Please use the online payment portal to process your payment.

If you need to pay by check please **make check out to Director of Finance** and include your registration number on your check and mail to:

Property Registration Office
417 E Fayette St
Rm. 100
Baltimore, MD 21202

Property Registration and Rental Licensing

Dwelling Unit Count Fee	\$2,905.00
Total Fee Amount	\$2,905.00

Property Registration and Rental Licensing

113076

(Renewal)

Your Submission

Attachments

Guests (0)

Registration Fee

Confirmation of Registration

Open Notice

