February 6, 2024

The Honorable Marc Korman
Environment & Transportation Committee
House Office Building, Room 251,
6 Bladen St., Annapolis, MD, 21401

RE: Support with Amendments HB 279 Common Ownership Communities – Local Commissions – Requirements

Dear Chairman Korman:

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding **Support with Amendments HB 279 Common Ownership Communities – Local Commissions – Requirements**. MBIA **Supports** the Act with Amendments.

This bill establishes requirements for a local common ownership commission established by the local government of a county and generally relates to the regulation of common ownership communities. MBIA supports the initiatives proposed however, we have some concerns we would like to address

MBIA does support some amendments to strengthen this legislation. We request the following amendments for consideration.

- One concern is it is not clear if this is mandatory for counties to implement or if it is enabling legislation. We would request clarifying language that makes it clear this is enabling legislations that the Counties can implement.
- We also request that existing common ownership communities that use commissions to opt to use their current processes
- MBIA also requests the following clarifying change:
  - Page 8, lines 10 and 11, Section 11C-106(B)(3) – Change the sentence to say "a per unit charge to the Common Ownership Community upon initial registration with the Common Ownership Community Commission after recordation of the initial Declaration establishing the Common Ownership Community."

For these reasons, MBIA respectfully requests the Committee adopt the proposed amendments and give this measure a favorable report. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or lgraf@marylandbuilders.org.

cc: Members of the House Environment & Transportation Committee