

REGIONAL MANAGEMENT INC.

Regional Management , Inc. Testimony House Bill 1225 Favorable with Amendments

Regional Management, Inc, (RMI) is a property management company which has, for over 60 years, managed over 5,000 units of affordable, market rate, residential properties and approximately 3, 000 Residential Ground Rents in Baltimore City and County.

RMI supports House Bill 1225 because we believe that the redemption process for redeeming a ground rent by a leasehold tenant should be as transparent and accessible for the homeowner as possible. Accordingly, we support the use of the US Postal Service's Certificate of Mailing as a modern , easy and accessible tool for keeping in communication with our Leasehold Tenants and their Mortgage companies.

Unlike "Certified Mail, Return Receipt Requested" which is expensive for the sender (see attached) and generally is never picked up by the Homeowner; correspondence sent with a Certificate of Mailing is actually delivered to the recipient's door like any other first class mail. It also provides the Ground Rent Holder with proof that the correspondence was mailed, making them responsible for keeping a record of the transmittal. (See attached procedures and forms)

As the US Postal Service states:

"A Certificate of Mailing provides evidence that you sent an item when you say you did. The Postal Service® does not keep copies of Certificate of Mailing receipts. It is therefore critical that you retain your receipt."

RMI and other Ground Rent Holders likewise support amendments to Real Property Section 8-809 which now requires additional mailing responsibilities for ground rent collection, that would incorporate the use of the U. S. Postal Service Certificate of Mailing for billing notices for the collection of ground rent payments.

Respectfully Submitted;

Katherine Kelly Howard, Esq.
General Counsel

USPS Postage & Special Services	New Rates (January 2024)	Old Rates (July 2023)
Certified Mail Fee	\$4.40	\$4.35
Electronic Delivery Confirmation Receipt	\$0.90	\$0.90
Return Receipt Green Card (Old Fashioned Green Card)	\$3.65	\$3.55
Return Receipt Electronic Signature (PDF) (replaces Green Card)	\$2.32	\$2.20
First Class Postage (1 OZ) (Metered Rate)	\$0.64	\$0.63
Additional OZ First Class Postage (*Under 3.5 OZ)	\$0.24	\$0.24

How Much Does Certified Mail® RRR Service Cost?

Total: “Old Fashioned Green Card” \$9.59

“Electronic Signature Return Receipt \$8.26

What does a USPS Certificate of Mailing cost?

\$1.50 !

- **What is a certificate of mailing?**

The USPS Certificate of Mailing is a document **that proves that an item was mailed** on a specific date.

Individual
owner



Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From:

To:

Postmark Here



Certificate of Mailing — Firm

Name and Address of Sender

TOTAL NO.
of Pieces Listed by Sender

TOTAL NO.
of Pieces Received at Post Office™

Affix Stamp Here
Postmark with Date of Receipt.

Postmaster, per (name of receiving employee)

USPS® Tracking Number
Firm-specific Identifier

Address
(Name, Street, City, State, and ZIP Code™)

Postage

Fee

Special Handling

Parcel Affix

1.							
2.							
3.							
4.							
5.							
6.							

Instructions for Certificate of Mailing — Firm

This service provides evidence that the mailer has presented individual items to the Postal Service™ for mailing, and is available for the following products:

- Domestic services: First-Class Mail®, First-Class Package Service®, Priority Mail®, Media Mail®, Library Mail, Bound Printed Matter, Merchandise Return Service, Parcel Return Service, and USPS Retail Ground™.
- International services: First-Class Mail International® (unregistered items), First-Class Package International Service® (unregistered items), Free Matter for the Blind, and Airmail M-bags®.

The following instructions are for the preparation and use of PS Form 3665, *Certificate of Mailing – Firm* (including USPS-approved facsimiles):

1. Complete and print all forms in ink or ball point pen.
2. Enter the name and address of the sender at the top of the form.
3. Enter a complete return address on each article.
4. Ensure the articles are properly packaged.
5. In the appropriate column, enter the applicable postage and fees.
6. Insert a firm-specific identifier or account number if desired. (This number is for the sender's use only, and the Postal Service will not use it for identification.)
7. When describing and listing three or more individual pieces but not presenting the pieces in the order shown on the sheet, consecutively number each entry line on the sheet and number each piece to show both the corresponding sheet and line number.
8. Enter the total number of articles in the proper space at the top of the form.
9. Obliterate all unused portions of the "Address" column by drawing a diagonal line through the unused portion on the form.
10. When the number of articles presented exceeds the allotted space on the form, use multiple sheets, and in the provided blank spaces in the lower left of the form, number them consecutively to show sheet number and total number of sheets (such as "Page 1 of 4," "Page 2 of 4," etc.).

11. Present PS Form 3665 and the mailing as follows:

- When the mailing has fewer than 50 mailpieces and less than 50 pounds, present the form and mailing at a retail Post Office™ location.
- When the mailing has at least 50 mailpieces or at least 50 pounds, present the form and mailing at a business mail entry unit (BMEU) or USPS-authorized detached mail unit (DMU).

Privately Printed Forms: The Postal Service allows mailers to use USPS-approved privately printed or computer-generated firm sheets that are nearly identical in design elements and color to the USPS-provided PS Form 3665. See DMM 503 for details on the approval process.

The mailer must retain the original written approval granted by the Postal Service as evidence that the privately printed facsimile of PS Form 3665 has been approved by the Postal Service. The Postal Service does not retain records on the facsimile approvals. A mailer using privately prepared forms must periodically verify them against the USPS-provided version and, if necessary, make routine updates and obtain approval of the updated facsimile form.

A mailer using an approved privately printed form and wanting the form sheets postmarked by the Postal Service must present the forms with the articles to be mailed at a Post Office facility. The forms become the mailer's only receipt (the Postal service does not retain a copy).