



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

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January 29, 2024

Hon. Delegate Marc Korman, Chair
Hon. Delegate Regina T. Boyce, Vice Chair
Hon. Delegate Marvin E. Holmes, Jr. Sponsor
Environment and Transportation Committee
House Office Building, Room 251
6 Bladen Street
Annapolis, MD 21401

Re: HB280 - Homeowners Associations – Recorded Liens – Voting Prohibition

Hearing: February 6, 2023 Position: SUPPORT

Dear Chairman Korman, Vice Chairman Boyce, Delegate Holmes 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 support for HB280. This bill allows localities to establish funds to assist common interest communities repair and maintain certain infrastructure improvements. This bill provides some flexibility, because the problem that it seeks to solve often arises in older common interest communities that have more restrictive governing documents, including requiring a high percentage of association membership to approve a special assessment to otherwise pay for these repairs.

We respectfully request that the Committee give HB280 a favorable report. We are available to answer any questions which you may have. Please feel free to contact any of the individuals listed:

Maryland Legislative Action Committee
Post Office Box 6636
Annapolis, Maryland 21401

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 Vicki Caine, Chair of the MD-LAC, 215-806-9143, or by e-mail at mdlacchair1@gmail.com

Sincerely,



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

Vicki Caine

Vicki Caine
Chair MD-LAC for CAI

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.