

JOHNNY RAY SALLING
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Baltimore County

Budget and Taxation Committee
Public Safety, Transportation,
and Environment Subcommittee



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THE SENATE OF MARYLAND
ANNAPOLIS, MARYLAND 21401

Judicial Proceedings Committee
Senator William C. Smith, Jr.
Senator Jeff Waldstreicher
2 East
Miller Senate Office Building
Annapolis, Maryland 21401

To the Chair, Vice Chair, and esteemed Members of the Judicial Proceedings Committee:

I express my gratitude to the Chair, Vice Chair, and Members of the Judicial Proceedings Committee for permitting me to address Senate Bill 383 Baltimore County – Nuisance Actions – Community Associations. This bill is cross filed with Delegate Grammer as House Bill 417.

This bill alters the definitions of “community association” and “local code violation” used to determine the qualifications for community associations when seeking judicial relief for nuisance actions in Baltimore County. This section of code was enacted in 1997 in response to growing problems of community deterioration in Baltimore County. Our county was one of several to put in place similar language to deal with these community issues.

However, the current language of this section is counterproductive to the functional use of the statute. Specifically, the household, dues, and bonding requirements under this code make the code impractical and out-of-date with how modern community associations work.

Most communities have found it dysfunctional and have had their legitimate concerns dismissed for a lack of standing. The bill almost identically mirrors changes adopted by Baltimore City, which has found these revisions to be appropriate.

Baltimore County has growing problems with community decline. Most frequently, these detrimental issues are related to neglected properties, trash, and rats. One problematic actor can create a huge problem for a street or a community.

This was originally Senator Sydnor’s bill which Delegate Robin Grammer sponsored in the House. In past Legislative Sessions, this bill passed the full House in 2018, full House in 2019, full Senate in 2020. It is in the same posture.

Thank you for the opportunity to present Senate Bill 383. I would ask for a favorable report on this bill.

Sincerely,

A handwritten signature in red ink that reads "Johnny Ray Salling".

Senator Johnny Ray Salling