



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

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**RE: House Bill 785**  
**Common Ownership Communities and Zoning Authorities - Operation of Family Child**  
**Care Homes - Limitations**  
**Hearing Date: March 27, 2025**  
**Position: Oppose**

Dear Senator William C. Smith, Jr.; Senator Jeff Waldstreicher; and members of the Judicial Proceedings Committee:

This letter is submitted on behalf of the Maryland Legislative Action Committee (“MD-LAC”) of the Community Associations Institute (“CAI”). CAI represents individuals and professionals who reside in or work with community associations (condominiums, homeowners’ associations, and cooperatives) throughout the State of Maryland.

House Bill 785 seeks to further limit the ability of Maryland common interests communities (cooperatives, condominium associations, and homeowners associations) from enforcing provisions of their governing documents regarding the regulating of family child care homes in their communities. House Bill 785 infringes on the ability of these communities to self-govern, and to adopt reasonable rules and regulations that such communities, through their internal democratic processes, regarding the safety and security of their communities and children and families who may be served by family child care homes in those communities. While CAI certainly understands that the need to have sufficient child care services available in Maryland is an important and a laudable goal, members of specific common interest communities are best positioned to know the capabilities of their communities to support such services, and should be permitted to make these decisions themselves. In addition, some members of these communities may have decided to purchase homes in these communities because of already existing use restrictions in recorded documents that this bill would abrogate.

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

We are available to answer any questions the Committee Members may have. Please feel free to contact Lisa Harris Jones, lobbyist for the MD-LAC, at 410-366-1500, or by e-mail at [lisa.jones@mdlobbyist.com](mailto:lisa.jones@mdlobbyist.com), or Vicki Caine, Chair of the MD-LAC, 215-806-9143.

Sincerely,

*Cynthia Hitt Kent*  
Member, CAI MD-LAC

*Vicki Caine*  
Chair CAI MD-LAC