



THE MARYLAND HOUSE OF DELEGATES

ANNAPOLIS, MARYLAND 21401

CHARLES COUNTY DELEGATION

February 18, 2020

Sponsor Testimony – House Bill 482: Southern Maryland Homeowners Association Commission Alternative Dispute Resolution Authority (Charles County Delegation)

Dear Chairman Kumar Barve, Vice-Chairman Dana Stein and Members of the Environment & Transportation Committee:

For the record, I am Delegate Edith Patterson, Chair of the Charles County Delegation testifying in support of House Bill 482.

The Charles County Commissioners brought forth this proposed legislation largely because of the number of complaints filed by the county's Homeowner's Association Dispute Review Board that they were unable to address. Most of the complaints centered around bylaws and were not within the current authority of the commission to address. House Bill 482 seeks to expand the authority of homeowners association commissions in code home rule counties in Southern Maryland to hear and resolve through alternative dispute resolution certain issues between a homeowners association and a homeowner regarding certain documents; defining a certain term and generally relating to homeowner associations in Southern Maryland.

An amendment is offered to strike Calvert County, Charles County and St. Mary's County and substitute "the Code home rule counties of the Southern Maryland class". If passed, HB 482 will allow Charles County's Homeowner's Association Dispute Review Board to hear disputes between homeowner associations and homeowners.

There is unanimous consensus offered by the Charles County Board of Commissioners and the Charles County delegation. I am requesting a favorable report.

Sincerely,

A handwritten signature in cursive script that reads "Edith J. Patterson".

Edith J. Patterson, Delegate
Chair, Charles County Delegation