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February 18, 2020

Hon. Delegate Kumar P. Barve, Chair  
Hon. Delegate Marvin Holmes  
Environment and Transportation Committee  
Rm 251 House Office Building  
6 Bladen Street  
Annapolis, MD 21401

**Re: HB 592 Real Property – Regulation of Common Ownership Community Managers**  
**Hearing: February 18, 2020 Position: OPPOSE**

Dear Chairman Barve, 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”). MD-LAC CAI represents individuals and professionals who reside in or work with condominiums, homeowners associations and cooperatives throughout the State of Maryland. CAI supports the protection of homeowners and community associations through increasing professionalism, training, continuing education and supporting the international certification program Certified Manager of Community Associations (CMCA), sponsored by Community Association Managers International Certification Board (CAMICB).

We are writing today to voice our opposition to HB 592 as proposed.

As currently written we oppose HB 592, however, we are open to working with Delegate Holmes during a 2020 summer work session to fine tune the bill in order that it would be beneficial and work for all parties. In this regard we wish to ask that CAI’s Public Policy on manager licensing be incorporated.

HB 592 needs to incorporate CAI's and CAMICB's designation and education programs and accept the existing Community Association Managers that have gone through the extensive hours of education and earned their designations through CAI's nationally recognized program under a grandfather license. HB 592 does not incorporate details of continuing education for licensed community association managers and does not include funding for the education. We feel that multiple licenses are unnecessary. One license type should suffice. Requiring 5 years of service in the industry in order to obtain a license is impractical, and is in conflict with the limited license criteria.

There are vague rules throughout HB 592 that are left up for interpretation, for example: allows managers from out of state to apply without passing an examination testing the knowledge of Maryland State laws concerning common ownership communities and incorporates fees and license costs that are unknown until a Board is established to set those fees. Community Association Managers that hold the highest designations through CAI currently pay renewal fees totaling \$370 annually which require continuing education credits. In an effort for continuity any state license should require industry certification not another layer of testing.

We believe HB 592 is designed to ensure qualified and reputable community association managers are properly overseeing our State's common ownership communities, however, we oppose the bill as written and are amenable to work with Delegate Holmes to draft a bill that would be agreeable to all parties.

We are available to answer any questions which you may have. Please feel free to contact any of the individuals listed: Lisa Harris Jones, CAI MD-LAC lobbyist, at 410-366-1500 or by email at [lisa.jones@mdlobbyist.com](mailto:lisa.jones@mdlobbyist.com); or Marie Fowler, PCAM®, Community Manager/Treasurer CAI MD-LAC, at 301-596-2600 or by email at [mfowler@cviinc.com](mailto:mfowler@cviinc.com); or Steven Randol, Chair 410-695-2183, or [srandol@pineyorchard.com](mailto:srandol@pineyorchard.com)

Sincerely,

*Marie Fowler*

Marie Fowler, PCAM®  
Treasurer  
Community Associations Institute  
Maryland Legislative Action Committee

*Steven Randol*

Steven Randol  
Chairman  
Community Associations Institute  
Maryland Legislative Action Committee

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

**Maryland Legislative Action Committee**  
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Committees represent CAI members before state legislatures and agencies on issues such as governance, assessments collection, insurance and construction defects

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