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January 22, 2021

Delegate Kumar P. Barve
Environment and Transportation Committee
Room 251
House Office Building
Annapolis, MD 21401
11 Bladen Street

Re: House Bill 248
Environment and Transportation – Condominiums and Homeowners
Associations – Rights and Restrictions - Composting
Hearing Date: January 26, 2021
Position: Support with Amendments

Dear Delegate Barve and Committee Members:

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 condominiums, homeowners associations and cooperatives throughout the State of Maryland.

MD-LAC supports HB 248 with amendments. MD-LAC supports green initiatives, including allowing owners to compost. However, composting is known to cause odors and attract rodents and other wildlife. While these effects may not be detrimental in single-family residences, with lots further apart, there is certainly an impact on multi-family residential buildings, townhomes and other communities with lots and units close together. The presence of rodents and wildlife will be found not only in the composting home but in neighboring homes. Similarly, the odor and dust will emanate to other homes.

Compositing and its impacts are likely to cause additional complaints and dissent amongst owners with community associations put in the impossible position of managing and regulating those complaints and owners. Therefore, we suggest that the bill be amended to only apply to single-family detached homes and not to multi-family or townhomes.

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, or Steven Randol, Chair of the MD-LAC, 410-279-8054, or by e-mail at srandol@pineorchard.com, or Ruth Katz, Assistant Secretary of the MD-LAC, at 301-657-0188, or by e-mail at rokatz@lercheearly.com

Sincerely,

Ruth Katz

Ruth O. Katz
Assistant Secretary, CAI MD-LAC

Steven Randol

Steven Randol
Chair, CAI MD-LAC