

January 27, 2021

The Honorable Kumar P. Barve
Environment & Transportation Committee
House Office Building, Room 251,
6 Bladen St., Annapolis, MD, 21401

RE: Support of House Bill 361 (Real Property - Governing Bodies of Common Ownership Communities - Member Training) With Amendment

Dear Chairman Barve:

The Maryland Building Industry Association (MBIA), representing 100,000 employees of the building industry across the State of Maryland, supports House Bill 361 (Real Property - Governing Bodies of Common Ownership Communities - Member Training) with amendment.

This measure requires each member of the board of directors (BOD) or officer of a council of unit owners of a condominium and each member of a governing body of a homeowners association (HOA) to successfully complete a training course on the responsibilities of being a member of an officer within a specified timeframe. MBIA supports continuing education and measures to ensure that the transition from developer to BOD, Council, or HOA is seamless and will be in the best interests of homebuyers and residents.

Our only concern is clarification that only applies to residential for-sale housing, and that this will not apply to developers prior to the transfer from developer to BOD. Developers are already sufficiently experienced in governing common ownership communities, and should not be required to train for circumstances that arise after transition.

For these reasons, MBIA respectfully requests the Committee adopt this amendment and give this measure a favorable report.

Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or lgraf@marylandbuilders.org.

cc: House Environment and Transportation Committee Members