

BRIAN E. FROSH
Attorney General

ELIZABETH F. HARRIS
Chief Deputy Attorney General

CAROLYN QUATTROCKI
Deputy Attorney General



WILLIAM D. GRUHN
Chief
Consumer Protection Division

Writer's Fax No.

STATE OF MARYLAND
OFFICE OF THE ATTORNEY GENERAL
CONSUMER PROTECTION DIVISION

Writer's Direct Dial No.

410-576-7942
kstraughn@oag.state.md.us
Fax: 410-576-7040

March 23, 2021

To: The Honorable William C. Smith, Jr.
Chair, Judicial Proceedings Committee

From: Karen S. Straughn
Consumer Protection Division

Re: House Bill 826 – Real Property - Condominiums and Homeowners Associations – Dispute Settlement (SUPPORT)

The Consumer Protection Division of the Office of the Attorney General submits the following written testimony in support of House Bill 826 submitted by Delegate Anne Healey. The bill modifies the dispute settlement procedure in the Maryland Condominium Act and adds similar dispute settlement procedures to the Maryland Homeowners Act.

The rights and duties which are provided to condominium unit owners should be shared by members of homeowners' associations as well. Presently, the dispute settlement procedure is only offered to homeowners in an association if a procedure is provided for in the association's governing documents. It is imperative that a statutory procedure identical to that provided to condominium residents be statutorily provided to members of homeowners' associations, as well, to ensure that homeowners receive due process before any fine or infringement of rights is imposed upon them.

For these reasons, we ask that the Judicial Proceedings Committee return a favorable report on this bill.

cc: The Honorable Anne Healey
Members, Judicial Proceedings Committee

