



**House Bill 26** – Real Property – Regulation of Common Ownership Community Managers

**Position: Support**

Maryland REALTORS® support HB 26 as a comprehensive solution to dealing with Homeowner Association and Condominium management issues.

Estimates of Maryland homeowners living in Common Ownership Communities (CoC) are as high as 1,000,000 and yet little oversight is provided to the people in charge of managing these communities. The numerous condominium and homeowner association bills introduced each year in the Legislature is a result, in part, of this lack of oversight.

Residents appeal to the Legislature to address complaints because the options are limited. Residents of these communities also appeal to the Attorney General's Office of Consumer Protection, or if they live in Montgomery County the Office of Common Ownership Communities, or the Prince George's County Government which oversees the registration of these communities in that county.

HB 26 will provide oversight and accountability that is now missing. This bill establishes the creation, duties, composition, responsibilities, and authority for the Maryland State Board of Common Ownership Community Managers within the Department of Labor, Licensing, and Regulation.

Maryland REALTORS® understand a new Board is difficult to create but it provides the most comprehensive way to address oversight and other problems in these communities. In fact, about 8 states already provide oversight of these communities through either the real estate commission (by requiring managers to hold a real estate or property management license like in D.C.) or to have a separate license like in Virginia and Illinois.

For these reasons, the REALTORS® recommend a favorable report.

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