MARYLAND **MULTI-HOUSING** ASSOCIATION, INC.

Bill Title: **House Bill 265 - Baltimore County – Nuisance Actions – Community Association Standing**

Committee: **Environment and Transportation**

Date: **March 1, 2022**

Position: **Unfavorable**

This testimony is offered on behalf of the Maryland Multi-Housing Association (MMHA). MMHA is a professional trade association established in 1996, whose members consist of owners and managers of more than 210,000 rental housing homes in over 958 apartment communities. Our members house over 538,000 residents of the State of Maryland. MMHA also represents over 250 associate member companies who supply goods and services to the multi-housing industry including towing companies.

This bill expands the definitions of "community association" and "local code violation" for the purpose of authorizing a community association in Baltimore County to seek injunctive and other equitable relief in the Circuit Court for Baltimore County for nuisance abatement. Specifically, House Bill 265 adds "other organization" to the definition of community association and loosely states that they must be composed of residents of a community defined by specific geographic boundaries. These specific geographic boundaries are left undefined in House Bill 265. And, by repealing specific criteria defining a community association, the bill provides potentially disassociated and distant neighborhoods the ability to halt projects especially ones which already have the necessary local government entitlements. This legislation could also result in additional and needless litigation resulting in wasted resources and time.

House Bill 265 further provides undefined community organizations excessive unchecked power by repealing the requirement that the circuit court determine the amount and conditions of a specified bond to be filed by a community association that is seeking relief.

For foregoing reasons, MMHA respectfully requests an <u>unfavorable report</u> for House Bill 265.

For additional information, please contact Aaron J. Greenfield, 410.446.1992