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February 18, 2022

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RE: HB928
Discrimination in Housing – Citizenship, Immigration Status, and National Origin

Position: Oppose

Dear Del. Carr & members of Environment and Transportation:

The Community Associations Institute's Maryland Legislative Action Committee (CAI-MD LAC) has reviewed HB928. It is our position that we oppose a law that forbids our members to reject a person from a housing application, either rental or cooperative ownership, who is in the United States illegally. We certainly have no problem with protecting those here legally or any person on the basis of citizenship or national origin. But, a person who is here illegally has broken Federal Law, is subject to arrest and deportation and may have other, unknown criminal associations. A deportation would result in an unexpected vacancy, premature turnover, re-rental costs and other financial hardship on the property owner.

Our members are community associations, board of directors members, homeowners/unit owners and those who manage and serve communities. Some of our community associations are actually owners of some of their units are do rent those units. Some are cooperatives and have historically engaged in an interview

Maryland Legislative Action Committee
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process before a person is allowed to rent or buy in the coop. Many are owners of rental property either in our communities or elsewhere, so this is not a topic irrelevant to common ownership communities.

We oppose this bill with the Immigration Status provision. We are available to answer any questions the Committee Members may have. Please do not hesitate to contact Lisa Harris Jones, CAI MD-LAC lobbyist, at 410-366-1500 or by email at lisa.jones@mdlobbyist.com or Steve Randol, CAI MD-LAC Chair, by email at randol@pineyorchard.com or Chris Majerle, PCAM at 240-387-4742 or by email at cmajerle@AccessMMI.com.

Sincerely,

Steven Randol

Chair, CAI MD-LAC

Chris Majerle

Chris Majerle, PCAM

CAI is a national organization dedicated to fostering vibrant, competent, harmonious community associations for more than thirty years. Its members include community association volunteer leaders, professional managers, community management firms, and other professionals and companies that provide products and services to common interest associations. As part of its mission, CAI advocates for legislative and regulatory policies that support responsible governance and effective management. As part of this purpose state Legislative Action Committees represent CAI members before state legislatures and agencies on issues such as governance, assessments collection, insurance and construction defects.