

House Bill 1061

Local Government – Condominium and Homeowners Associations – Repair and Rehabilitation Funds

03/01/22

My name is Sheila Peterson

I was a member of the 2021 task force for House Bill 1061. I want to thank you for the opportunity to speak and/or provide written documentation of my support of House Bill 1061.

I want to thank Delegate Holmes for making us aware of this inequity.

I **advocate** for House Bill 1061 because:

Many citizens/homeowners (HO) do not know that they are paying dues and an additional separate local/state tax, for services already provided by local/state government to homeowners who do not reside in Condominium and Homeowner Associations. One set of HO receives these rehab and repair services through paying taxes and one set of HO receives services through paying dues and taxes.

All homeowners /citizens receiving such services should be under the same taxation process. There should not be a group of homeowners/citizens that pay only taxes and another a group of homeowner/citizens that pay taxes and dues for the same public services.

I also feel that our infrastructure should be monitored by professionals, routinely and on a schedule, so that this important service is placed front and center, and not ignored until the infrastructure falls apart.

House Bill 1061 provides for a consistent and continuous way to make sure the infrastructure is monitored, maintained, and funded. Local/state government could also save homeowners/citizens money by grouping together projects, thus receiving proposals with lower costs.

As more and more communities are besieged by failing infrastructure, it will affect the quality of life, property value and overall economy of these communities and the surrounding area; as they struggle to recover.

Again, there is clear inequity in this taxation process and as more citizens learn of this “taxation without service,” they will be outraged.

I respectfully request that you vote favorably for this bill, which will demonstrate that you are working to correct this unfair taxation process.

Thank you for your consideration.