

February 23, 2023

The Honorable Kumar P. Barve
Environment & Transportation Committee
House Office Building, Room 251,
6 Bladen St., Annapolis, MD, 21401

RE: Letter of Support HB833 Homeowners Associations – Recorded Liens – Voting Prohibition

Dear Chairman Barve:

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding **HB833 Homeowners Associations – Recorded Liens – Voting Prohibition**. MBIA **supports** the Act in its current version.

This bill authorizes a homeowners association to include in its governing documents a provision prohibiting a lot owner from voting at a meeting if the homeowners association has recorded a statement of lien on the lot owner's property and the amount necessary to release the lien has not been paid at the time of the meeting. MBIA **supports** this justified measure, as we believe that a homeowners' association member should not be allowed to vote in a meeting if they have overdue payments or debt. It is the homeowners' responsibility to stay up to date on fees. If they are not doing so, they should lose their right to vote. Voting should be a privilege and not a right, if they are not following the rules they should not be able to vote.

For these reasons, MBIA respectfully requests the Committee adopt the proposed amendment and give this measure a favorable report. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or lgraf@marylandbuilders.org.

cc: Members of the House Environment & Transportation Committee