

ANTHONY G. BROWN
Attorney General

CANDACE MCLAREN LANHAM
Chief of Staff

CAROLYN QUATTROCKI
Deputy Attorney General



WILLIAM D. GRUHN
Chief
Consumer Protection Division

Writer's Fax No.

STATE OF MARYLAND
OFFICE OF THE ATTORNEY GENERAL
CONSUMER COUNCIL

Writer's Direct Dial No.

February 7, 2023

To: The Honorable Kumar Barve
Chair, Environment and Transportation Committee

From: Monica Best-James, Chair
Consumer Council of Maryland

Re: House Bill 55 – Local Government - Condominium and Homeowners Associations -
Repair and Rehabilitation Funds (SUPPORT)

The Consumer Council of Maryland is an advisory body to the Consumer Protection Division in the Office of the Attorney General with members representing businesses, consumers and the public who are appointed by the Governor. The Consumer Council supports House Bill 55, sponsored by Delegate Marvin E. Holmes, Jr., which would authorize a county or municipality to establish a fund to provide support for the repair of infrastructure in condominium or homeowners associations. If the local government establishes such a fund, a portion of property tax revenues paid by the members of the associations would go to that fund.

In many common ownership communities, the infrastructure includes roads, storm water management ponds, sewers, parks and other elements that would normally be maintained by the local government, but instead are the sole responsibility of the association and its members. The failure to maintain the infrastructure can result in both physical danger to the community members as well as depressed property values and eventually, communities in crisis. To assist in maintaining these communities, House Bill 55 provides that a portion of the property taxes paid by these communities could be used to maintain their infrastructure.

For these reasons, the Consumer Council asks that the Environment and Transportation Committee return a favorable report on House Bill 55.

cc: The Honorable Marvin E. Holmes, Jr.