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February 3, 2023

Del Kumar Barvee
AA_ENT@mlis.state.md.us
364 House Office Building Rm 251
Annapolis, MD 21401

RE: HB55

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

Position: Support w/Amendment

Dear Del. Barve & members of the Environment & Transportation Committee:

The Community Associations Institute's Legislative Action Committee certainly supports the concept of tax money paid by our association owners being set aside to help pay for infrastructure. It has never been right that our associations contribute equally to road and other infrastructure maintenance, yet must fund their own road and infrastructure maintenance out of pocket. When you pay for your appendix to be removed, you expect that you will leave the hospital without an appendix. When you pay for a fuel fill-up, you expect your tank to be full when you leave the station. Yet, our owners pay their cities and counties for snow removal, paving, sidewalks, streetlights and, when those costs arise, they must bear the cost themselves for a second time.

Therefore, we fully support the concept of these funds being made available to our associations. However, if left to the discretion of the county or municipality where they MAY establish a fund, we have little confidence that ANY will actually do so. Rather, we suggest either changing (B)(1) from MAY to SHALL and rewording (B)(2)(I) such that funds shall be made available to associations for such costs up to the amount those homes have collectively contributed OR, better yet, prohibit counties and municipalities from collecting taxes for services they have no intention of ever providing. The latter would seem to be the most fair and equitable and the one that the one of which the CAI MD LAC would be most supportive.

In the interest of equity, we support concepts intended by HB55 provided it comes with a mandatory means of directing those funds to the homeowners who paid into the fund. 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 srandol@pineyorchard.com or Chris Majerle, PCAM at 240-387-4742 or by email at cmajerle@AccessMMI.com.

Sincerely,

Chris Majerle

Chris Majerle, PCAM

Steven Randol

Chair, CAI MD-LAC

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.

**Maryland Legislative Action Committee
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