



House Bill 844 – Housing and Community Development - Common Ownership Community Website

Position: Support with Amendment

Maryland REALTORS® support HB 844, which would establish a website for information on Common Interest Communities (COC) in the state.

Estimates of Maryland homeowners living in Common Ownership Communities (CoC) are as high as 1,000,000. Yet, even in 2023, it can be difficult to identify whether a property is in an active COC, whether they are self-managed or employ a professional community management company, or how to contact that association for assistance. This creates issues not just for homeowners but also for potential purchasers of COC properties and the real estate professionals who represent them.

To make this website even more useful to those groups we propose additional items for inclusion on the website:

- For associations that are professionally managed, a link to the management company website, which in some cases serves as the only website for the COC; and,
- For associations without websites, a phone number or other contact method where inquiries are directed.

We also believe that there should be some reasonable timeframes imposed on COCs for updating information on the website. For instance, this could include when the contact information for the association changes or when the COC changes their management company or management status.

With the above recommendations, the REALTORS® recommend a favorable report.

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