



Maryland Legislative Action Committee
The Legislative Voice of Maryland Community Association Homeowners

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February 24, 2023

Hon. Delegate Kumar P. Barve, Chair
Hon. Delegate Dana M. Stein, Vice Chair
Hon. Delegate Marvin E. Holmes, Sponsor
Environment and Transportation Committee
House Office Building, Room 251
6 Bladen Street
Annapolis, MD 21401

Re: HB833 - Homeowners Associations – Recorded Liens – Voting Prohibition

Hearing: February 28, 2023 Position: SUPPORT

Dear Chairman Barve, Vice Chairman Stein, Delegate Holmes and Committee Members:

This letter is submitted on behalf of the Maryland Legislative Action Committee (“MD-LAC”) of the Community Associations Institute (“CAI”). CAI MD-LAC represents individuals and professionals who reside in or work with condominiums, homeowners’ associations, and cooperatives throughout the State of Maryland.

MD-LAC is writing today to voice our support for HB833. This bill allows a homeowners association to have, in its governing documents, a provision that prohibits a lot owner from voting at homeowners association meetings when that lot owner’s lot is subject to an unsatisfied statement of lien for unpaid homeowners association assessments. This bill gives homeowners association another tool to help collect assessments, which pay for expenses which benefit the entire association, without depriving lot owners of any other rights or privileges. The bill promotes statutory consistency by aligning the Maryland Homeowners Association Act with Section 11-104 of the Condominium Act.

Maryland Legislative Action Committee
Post Office Box 6636
Annapolis, Maryland 21401

We respectfully request that the Committee give HB833 a favorable report. We are available to answer any questions which you may have. Please feel free to contact any of the individuals listed: Lisa Harris Jones, CAI MD-LAC lobbyist, at 410-366-1500 or lisa.jones@mdlobbyist.com; or Steven F. Dunn, CAI MD-LAC, at 301-347-1276 or sfdunn@lerchearly.com; or Steven Randol, Chair, at 410-695-2183 or srandol@pineyorchard.com.

Sincerely,



Steven F. Dunn
MD-LAC for CAI



Steven Randol
Chairman

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.