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THE SENATE OF MARYLAND
ANNAPOLIS, MARYLAND 21401

Testimony

**SB 446: *Local Government – Condominium and Homeowners Associations –
Repair and Rehabilitation Funds***

Good afternoon, Chairman Guzzone, Vice Chair Rosapepe and members of the Senate Budget and Taxation Committee.

SB 446 is enabling legislation that would allow counties and municipalities at their discretion to establish a local trust fund for the purpose of repairing and rehabilitating infrastructure within communities.

If the local government or municipality establishes the fund, it must consist of property tax revenues, other appropriations made by county/ municipality for the benefit of the fund and gifts or donations made to the fund and investment earning of the fund.

The county or municipality can establish eligibility requirements for condominium and HOA's to receive the funds. Additionally, the county or municipality must prioritize condominium and HOA's that exhibit the greatest need for the infrastructure repair and they can also consider the availability of other funds and resources that are available to the condominium and HOA's.

In closing, this legislation would take the burden off local communities, more specifically older developments that are stuck with repairing the common areas without adequate funds.

Therefore, I am asking for a FAVORABLE report on SB 446.