

C. ANTHONY MUSE
Legislative District 26
Prince George's County



James Senate Office Building
11 Bladen Street, Room 220
Annapolis, Maryland 21401
410-841-3092 · 301-858-3092
800-492-7122 Ext. 3092
Anthony.Muse@senate.state.md.us

Judicial Proceedings Committee
Executive Nominations Committee
Vice Chair, Rules Committee

THE SENATE OF MARYLAND
ANNAPOLIS, MARYLAND 21401

Testimony before the House Environment & Transportation Committee

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

Good afternoon, Chairman Korman, Vice Chair Boyce and members of the House Environment & Transportation 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, gifts or donations made to the fund and investment earning of the fund.

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