

HB 557-Residential Owners in Common Ownership Communities – Bill of Rights
Environment and Transportation Committee

Written FAVORABLE SUPPORT

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Chairman Korman, Vice Chair Boyce and members of the committee, my name is Maryam Tabrizi and I live in Bethesda Maryland and have been living in condominium communities for over 23 years. I am writing to express my strong support of HB 557.

I have been a resident of condominium communities for over 23 years and I have also been on the Board of Directors of my condominium.

As a resident who is knowledgeable of community governing by-laws and Maryland law and regulations pertaining to condominiums, it is critical that community Board Members and Property Managers follow not only Maryland law and regulations but also community governing documents. Currently there is no formal oversight of condominium communities to ensure compliance with Maryland laws and regulations.

Members of the Board of Directors of Common Ownership Communities and also Community Managers are responsible for hundreds of thousands of dollars, to ensure the safety of residents, ensure the up keep of limited and common elements, etc. Unit Owners fully rely upon the Board and Community Manager to follow Maryland Law and to ensure transparency of spending decisions and endure they are keeping the community well-maintained and safe.

Individuals living in common ownership communities have a right to live in communities where the community property managers and governing board operate in compliance and function with Maryland law and governing document laws documents for the safety and well-being of all community members.

Individuals living in common ownership communities have a right to have the Consumer Protection Division in the Office of the Attorney General and a dedicated Ombudsman Office provide resources to owners and promptly review alleged violations of state laws that govern common ownership communities.

Passing HB 557 would help all Marylanders who live in common ownership communities.

Thank you very much, Maryam Tabrizi