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January 24, 2025

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Hon. Delegate Marc Korman, Chair
Hon. Delegate Regina T. Boyce, Vice Chair
Hon. Delegate Marvin Holmes, Sponsor
Environment and Transportation Committee
House Office Building
Annapolis, Maryland 21401

Re: HB 306
Common Ownership Communities - Ombudsman Unit, Governing Document Database,
and Local Commissions
Position: OPPOSE
Hearing Date: February 4, 2025

Dear Chairperson Korman, Vice Chairperson Boyce, 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 represents individuals and professionals who reside in or work with community associations, as well as condominiums, homeowners’ associations, and cooperatives throughout the State of Maryland and throughout the United States.

MD-LAC opposes HB 306. Our opposition is based upon CAI's, long standing and well researched position that new ombudsman or similar programs are not the best solution to the issues of common interest ownership properties. CAI instead advocates for **education of homeowners' rights and responsibilities and community-led solutions that best meet the unique needs of each association.** CAI has found that the educational approach for conflict resolution prevents issues before adversarial situations arise and is a much better solution.

We respectfully request that the Committee give HB 306 an **unfavorable report.** We are available to answer any questions the Committee Members may have. Please feel free to contact Lisa Harris Jones, lobbyist for the MD-LAC, at 410-366-1500, or by e-mail at lisa.jones@mdlobbyist.com, Vicki Caine, Chair of the MD-LAC, by e-mail at to MDLacChair1@gmail.com, or Kathleen M. Elmore, Esquire, member, MD-LAC for Community Associations Institute at 410-544-6644, or by E-mail at kelmore@el-grp.com.

Sincerely,

Kathleen Elmore, Esquire
Member, CAI MD-LAC

Vicki Caine
Chair, CAI MD-LAC