

HB 306-Common Ownership Communities – Ombudsman Unit, Governing Document Database, and Local Commissions

Environment and Transportation Committee

Written 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 306.

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 and previous Board member of condominium communities I have become educated and well versed in community by-laws and both Maryland laws and regulations pertaining to the operation of condominiums- common ownership communities.

I very much appreciate all the work that the Maryland Legislature has done over the years to pass legislation for common ownership communities regarding annual meetings, elections, reserve funding, transparency to community members, open/closed meetings, etc.

As a resident who is knowledgeable of community governing by-laws and Maryland law and regulations pertaining to condominiums, I have struggled to educate community board members and property managers of Maryland law and regulations and ensure my communities are following not only following 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.

I fully support the creation of a Common Ownership Community Ombudsman Unit in the Division of Consumer Protection in the Office of the Attorney General to assist community members in understanding member rights under laws and regulations governing common ownership communities, provide guidance, and provide referrals to public and private dispute resolutions.

Passing HB 306 would help all Marylanders who live in common ownership communities.

Thank you very much, Maryam Tabrizi