



House Bill 1221 – Common Ownership Communities - Online Publication of Resale Disclosures

Position: Support

High rates of complaints surrounding the Homeowners Association and Condominium resale process continue to be reported to Maryland REALTORS® from our members and their clients. We therefore offer strong support for HB 1221, which overhauls the resale packet delivery process by providing many COC documents online at no charge.

Currently, information about both the association and the unit is part of a resale packet that is ordered during the sale of a unit within the development. This includes details on the covenants and declarations, as well as information specific to the unit and budget of the association. Fees are charged for this information packet, for inspections of the unit, and for delivery of the packet in an expedited manner.

While these have been outlined in statute for many years, consumers are often charged additional fees above and beyond those in state law. Because they must receive these documents, and because they have a limited time under the purchase contract to do so, many consumers have no choice but to pay these add-on fees if they wish to complete their home purchase. HB 1221 would begin to address this and protect consumers from these unnecessary and unreasonable overcharges.

This bill would also allow prospective purchasers to have information about the community prior to entering into the contract for sale, which gives them additional time to determine if the association's rules and regulations are compatible with their needs and can reduce the number of contract cancellations which occur currently.

For these reasons, Maryland REALTORS® strongly recommend a favorable report for HB 1221.

**For more information contact lisa.may@mdrealtor.org or
christa.mcgee@mdrealtor.org**

200 Harry S Truman Parkway – Suite 200 • Annapolis, Maryland 21401-7348
800-638-6425 • Fax: 443-716-3510 • www.mdrealtor.org