
MARYLAND DEPARTMENT OF LABOR LETTER OF INFORMATION ON HB 303

TO: House Environment and Transportation Committee
FROM: Maryland Department of Labor
DATE: February 4, 2025
BILL: Real Property - Regulation of Common Ownership Community
Managers

The legislation seeks to create a new state regulatory board to license managers of community associations. Under the proposed legislation, the Board of Common Ownership Community (COC) Managers (the “Board”) must charge fees set to approximately cover both the direct and indirect costs of fulfilling its statutory and regulatory duties and may set those fees by regulation. For fiscal year 2026, the “Department” (meaning the Maryland Department of Labor) is prohibited from allocating more than \$100,000 for the establishment of the Board, including personnel expenses.

The Department notes that the estimated minimum costs to implement the bill and establish the Board are inconsistent with the restrictions imposed on funding in the bill. When examining comparable board structures for comparison, the Department reviewed the operational and fiscal requirements of the Maryland Real Estate Commission. The Department advises that it requires additional staff, a minimum of 5, and other operating expenses to establish the Board. However, due in part to unverifiable estimates of the number of community managers that would require licensing, the Department is unable to independently verify to what extent, if any, a higher level of staffing and associated costs is necessitated.

For questions, please contact Andrew Fulginiti, at **Andrew.Fulginiti@maryland.gov**