

January 30<sup>th</sup>, 2025

The Honorable Marc Korman  
Chair, Environment & Transportation Committee  
Taylor House Office Building, Room 251  
6 Bladen St., Annapolis, MD, 21401

**RE: MBIA Letter of Support of Amendment HB 306 Common Ownership Communities – Ombudsman Unit, Governing Document Database, and Local Commissions**

Dear Chairman Korman:

The Maryland Building Industry Association, representing 100,000 employees of the building industry across the State of Maryland, appreciates the opportunity to participate in the discussion surrounding **HB 306 Common Ownership Communities – Ombudsman Unit, Governing Document Database, and Local Commissions**. MBIA supports the measure, and we are seeking more clarity on important provisions in the bill.

This bill requires common ownership communities to file governing documents with the Department of Housing and Community Development and sets requirements for local common ownership communities. Homeowners' associations (HOAs) already submit a depository statement, and condominiums file a public offering statement with the Secretary of State. It is unclear whether these new requirements replace, or add to the existing requirements. We believe the requirement is duplicitous and no filing of additional documents should be required.” And if this is removed, then the \$500 fine for failing to file governing documents should be removed from the bill.

The definition of dispute under proposed Title 11-C is overly broad and would include decisions made by the board of directors of a common ownership community in connection with the enforcement of the governing documents.

The bill does not clearly define how the newly created Common Ownership Community Ombudsman unit will interact with established or future local commissions. This could lead to an influx of complaints by homeowners and will have a negative impact on association resources, particularly during the period of declarant control.

For these reasons, MBIA respectfully requests the Committee give this measure a favorable report with amendments. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or [lgraf@marylandbuilders.org](mailto:lgraf@marylandbuilders.org).

cc: Members of the House Environment & Transportation Committee