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February 24, 2025

Hon. Marc Korman, Chair
Hon. Regina T. Boyce, Vice-Chair

Hon. Delegate Marvin E. Holmes

Environment and Transportation Committee
251 Taylor House Office Building
Annapolis, Maryland 21401

RE: HB1239- Fair Housing and Housing Discrimination-Regulations, Intent, and Discriminatory Effect.

Position: Oppose

Dear Chair Korman, Vice-Chair 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 MD-LAC represents individuals and professionals who reside in or work with condominiums, homeowners' associations, and cooperatives throughout the State of Maryland.

The MD-LAC is writing to voice opposition to HB1239. we oppose this bill as the text is contradictory in its "explanation of intent". Federal Law, specifically, 42 U.S. Code Chapter 45 - FAIR HOUSING already outlines what this bill appears to be trying to do while covering intent, and Maryland's current laws mirror the Federal Law. Adding this bill will only confuse and add conflicts where the current law is clear.

For the foregoing reasons, the MD LAC opposes HB1239 in its entirety. We are available to answer any questions the Committee Members may have. Please feel free to contact any of the

individuals listed: Lisa Harris Jones, CAI MD-LAC lobbyist, at 410 366 1500 or lisa.jones@mdlobbyist.com or Vicki Caine, CAI MD-LAC Chair, at 215 806 9143 or vcaine1@gmail.com. or Susan Saltsman, CAI MD-LAC member, at 410 344-7879 or susan@comfirstmgt.com. Despite our opposition to this Bill, we thank you for your efforts on behalf of community associations and your time in this matter.

Sincerely,

Vicki Caine

Chair, CAI MD-LAC

Susan G Saltsman AMS, CMCA

Member, CAI MD-LAC

cc:

Delegate Marvin Holmes

Marvin.holmes@house.state.md.us

CAI is a national organization dedicated to fostering vibrant, competent, harmonious community associations for more than thirty years. Its members include community association volunteer leaders, professional managers, community management firms, and other professionals and companies that provide products and services to common interest associations. As part of its mission, CAI advocates for legislative and regulatory policies that support responsible governance and effective management. As part of this purpose state Legislative Action Committees represent CAI members before state legislatures and agencies on issues such as governance, assessments collection, insurance and construction defects.