



March 21, 2025

The Honorable William C. Smith, Jr., Chair
Senate Judicial Proceedings Committee
2 East Miller Senate Office Building
Annapolis, MD 21401

Subject: Opposition to HB 303 – Regulation of Common Ownership Community Managers

Dear Chair Smith, Jr., Vice-Chair Waldstreicher, and Members of the Committee:

On behalf of Comsource Management, inc. and our hundreds of Maryland-based employees, I am writing to respectfully oppose HB 303, the Regulation of Common Ownership Community Managers. While we appreciate the intent of this legislation, the unnecessary costs that would be borne by homeowners throughout the state would not provide any meaningful or tangible benefits or protection.

Should this bill pass, the financial stress and burden placed on homeowners across our entire state could be catastrophic to many communities. The costs associated with establishing and then maintaining a regulatory panel such as this and the fees associated with the manager licensing component will certainly be passed on to the end consumer, the individual homeowner. In a time where the cost of housing is a very real concern for many across the state, this is a significant concern to us and those we serve.

For over 50 years, Comsource has had the privilege of serving thousands of homeowners statewide. Currently, we represent 138 communities and nearly 130 employees including 25 community association managers who strive to provide excellent service to every life they touch. Introducing burdensome and costly regulations to this will not only significantly increase the financial commitments of the communities we serve, but it will also certainly affect our ability to cultivate and retain the caliber of professionals that our industry requires.

We feel that it is important to point out that homeowners in Maryland are overwhelmingly satisfied with their community leadership and HOA service. According to national studies, the vast majority of homeowners who live in common ownership communities view their association positively, appreciating the structure and services these communities provide. Rather than imposing costly and unnecessary regulations, lawmakers should focus on policies that support affordability and strengthen the successful frameworks already in place.

For all of the above reasons, I respectfully urge you to oppose HB303 and issue an unfavorable report. I appreciate your time and consideration.

Sincerely,

Gary M. Simon, CMCA, AMS, PCAM
Comsource Management, Inc.