



March 24, 2025

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

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

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

I am writing to express my strong opposition to HB 303, which seeks to establish a new state regulatory board for licensing common ownership community managers. While I appreciate the intent of the bill, its implementation would create unnecessary costs for homeowners while failing to provide meaningful consumer protection.

If passed, this bill would impose substantial financial burdens on homeowners across Maryland. The costs associated with creating and maintaining this regulatory board, as well as the licensing fees for managers, will inevitably be passed down to homeowners—raising housing costs at a time when affordability is already a major concern.

Legum & Norman proudly serves 89 communities in Maryland, supporting over 251 employees, including 20 community managers who work diligently to ensure the best possible service for these communities. The introduction of unnecessary and costly regulations would not only create additional financial pressures on these communities but could also make it harder to attract and retain qualified professionals in our industry.

Additionally, homeowners in Maryland are overwhelmingly satisfied with their HOA experience. 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 these reasons, I respectfully urge you to oppose HB 303 and issue an unfavorable report. Thank you for your time and consideration.

Sincerely,

Marc B. McCoy, CMCA ®  
President