



March 24, 2025

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

Unfavorable: HB 335 Baltimore County Nuisance Actions – Community Association Standing

Dear Chair, Smith, and Committee Members:

The NAIOP Maryland Chapters, representing more than 700 companies involved in all aspects of commercial, industrial, and mixed-use real estate, recommends your unfavorable report on HB 335.

We appreciated the opportunity to discuss our concerns with the bill sponsor and the inclusion of amendments to address some of those issues in the bill that passed the House. However, there are remaining issues that cause NAIOP to continue to recommend an unfavorable report.

NAIOP's opposition is based on the following rationale:

- The scope of activities that can be enforced through the Circuit Court is expanded beyond Article 13, Title 7, Nuisances of the Baltimore County Code, to include Article 35, Building and Housing. Subtitle 3 of Article 35 includes requirements related to the review, issuance, appeal, and enforcement of building permits which are not currently appealable under the Baltimore County Code.
- The definition of eligible community association is made overly broad by removing existing requirements that an organization achieve minimum household membership levels before qualifying for broadened standing.

For these reasons, NAIOP respectfully requests your unfavorable report on HB 335.

Sincerely,

Tom Ballentine, Vice President for Policy
NAIOP Maryland Chapters -*The Association for Commercial Real Estate*

cc: Judicial Proceedings Committee Members
Nick Manis – Manis, Canning Assoc.