



March 25, 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, Vice Chair Waldstreicher and members of the Committee,

On behalf of our management firm employees, I am writing to express our 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 community managers as well as 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 the homeowners we manage raising their housing costs at a time when affordability is already a major concern.

For over 50 years, Community Management Corporation and for over 20 years Select Community Services has proudly served over 140 communities in Maryland, supporting over 150 employees, including 12 community managers and 10 onsite General 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 employees and the communities they manage and could also result into an obstacle to attract and retain qualified professionals in our association management industry.

Additionally, through our Google reviews received, 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, we ask that lawmakers focus on policies that support affordability and strengthen the successful frameworks our industry already provides.

For these reasons, I respectfully urge you to oppose HB 303 and issue an unfavorable report. Thank you for your time and consideration.

Sincerely,

John Tsitos

John Tsitos, CMCA®, AMS®, PCAM®
Branch President