

HB303 - REGULATION OF COMMON OWNERSHIP MANAGERS

TESTIMONY

SONIA SOCHA, VP/TREASURER

KCTHA2 HOA, BALTIMORE COUNTY, STATE DISTRICT 8

KCTHA2 IS OPPOSED to this bill as currently written.

The certification process should apply to the management company and not a manager employed by a managing company. Licensing and limited licenses should be borne by the management company employing the manager. To have fidelity bond coverage and other insurance on an individual basis is pointless and a waste of valuable resources. The passage of this bill could lead to early retirements of experienced managers.

KCTHA2 has a very experienced manager and we along with many other HOA and Condo groups would be losing his years of expertise and experience if this bill passes in its current format. We are sure our property manager would retire. Managers throughout the state could quit, retire, or move on to other jobs leaving a gap in experience and important need.

This bill is not about helping HOAs and Condo groups—it would hurt them. The cost for the certification process would ultimately be passed on to us.

The bill should be amended to make the certification process that of the company.