
MARYLAND DEPARTMENT OF LABOR LETTER OF INFORMATION ON HB 303.

TO: Senate Judicial Proceedings Committee
FROM: Maryland Department of Labor
DATE: March 27, 2025
BILL: HB 303 Real Property - Regulation of Common Ownership Community Managers

HB 303 creates a new state regulatory board to license managers of community associations. Under the proposed legislation, the Board of Common Ownership Community (COC) Managers (the “Board”) must charge fees set to approximately cover both the direct and indirect costs of fulfilling its statutory and regulatory duties and may set those fees by regulation.

When examining comparable board structures, the Department reviewed the operational and fiscal requirements of the Maryland Real Estate Commission (MREC). The Department advises that it will require similar staff and resources to MREC to operationalize the new COC Board. However, due in part to unverifiable estimates of the number of community managers in operation in Maryland that would require licensing under this proposal, the Department is unable to independently verify to what extent, if any, a higher level of staffing and associated costs is necessitated beyond that of MREC.

For questions, please contact Andrew Fulginiti, at **Andrew.Fulginiti@maryland.gov**