

February 17<sup>th</sup>, 2026

The Honorable Kriselda Valderrama  
Chair, House Economic Matters Committee  
230 Taylor House Office Building  
Annapolis, Maryland 21401

**RE: MBIA Letter of Support with Amendments HB 502 Real Property – Governing Bodies of Common Ownership Communities – Member Training**

Dear Chair Valderrama,

The Maryland Building Industry Association, representing 100,000 employees of the building industry across the State of Maryland, appreciates the opportunity to participate in the discussion surrounding **HB 502 Real Property – Governing Bodies of Common Ownership Communities – Member Training**.

This bill requires each member of the Board of Directors or officer of a council of unit owners to complete a training curriculum. While we support the concept of this legislation, we suggest that any officers appointed by the declarant should be exempt from the training requirement.

On page 2, line 13, the following language should be added, “and is not appointed by the developer or an assignee of the developer or is otherwise a representative of the developer.”

On page 11, line 8, the following should be added “and is not appointed by the declarant or an assignee of the declarant or is a representative of the declarant.”

For these reasons, MBIA respectfully requests the Committee give this measure a favorable report with the suggested amendments. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or [lgraf@marylandbuilders.org](mailto:lgraf@marylandbuilders.org).

cc: Members of the House Economic Matters Committee