

**FAVORABLE**



February 24, 2026

Kriselda Valderrama, Chair, Economic Matters Committee

Dear Del. Valderrama,

CHARM Maryland, in furtherance of our Vision and Mission,

**STRONGLY SUPPORTS**

**HB 853 “Real Property - Regulation of Common Ownership Community Managers”**

*This bill establishes a State Licensing program in the Maryland Department of Labor, requiring licensing of all common ownership community (COC) property managers. Boards and homeowners rely heavily upon property management companies to help association complying with state laws that govern COCs, and for collecting and managing association funds in a fiscally responsible manner. This important licensing program will ensure that property managers meet certain minimum standards and have the experience, education, and knowledge to provide the required services. Currently, there are no such requirements or professional standards for COC property managers. This bill aims to protect the interests of Maryland individual homeowners living in COCs and to promote their financial sustainability.*

CHARM Maryland is a civic advocacy organization, incorporated in the state of Maryland, dedicated to fighting for the rights and interests of individual homeowners who live in common ownership communities. Current Maryland law is tilted in the interest of Boards of Directors and their management companies. We hope to change that, with your help, by amending the laws of our state.

CHARM Maryland envisions a future where individual homeowners in common ownership communities can live without fear of their own association, which shall abide by the law; be transparent, accountable, and fair; and be welcoming to all residents.

CHARM Maryland seeks to advocate for any bill that would advance our Mission, to

- \* End predatory practices of homeowner associations
- \* Protect the civil rights and financial security of the individual homeowner; and/or
- \* Strengthen the democratic aspects of elections and decision making in homeowner associations.

Please add this letter to the records of public comment about this bill, and kindly advise us of opportunities to provide testimony or otherwise **strongly support** this bill.

Sincerely,

*SSL*

Steven Sellers Lapham, President, CHARM Maryland, Inc.

Common Ownership Community Homeowners Advocating for Reform (CHARM) in Maryland

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