

February 10th, 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 402 Common Ownership Communities – Ombudsman Unit, Governing Document Database, and Local Commissions

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 402 Common Ownership Communities – Ombudsman Unit, Governing Document Database, and Local Commissions**.

This bill requires common ownership communities to file governing documents with the Department of Housing and Community Development and sets requirements for local common ownership communities. Homeowners' associations (HOAs) already submit a depository statement, and condominiums file a public offering statement with the Secretary of State. It is unclear whether these new requirements replace, or add to the existing requirements.

We also believe the fine structure in the bill is unclear. The bill allows for a \$500 fine for failing to file governing documents, but does not specify whether this is imposed each time a document is not timely filed, or if this is a one-time penalty. If it is not a one-time penalty, this could place excessive financial burdens on our members.

The definition of dispute under proposed Title 11-C is overly broad and would include decisions made by the board of directors of a common ownership community in connection with the enforcement of the governing documents.

The bill does not clearly define how the newly created Common Ownership Community Ombudsman unit will interact with established or future local commissions. This could lead to an influx of complaints by homeowners and will have a negative impact on association resources, particularly during the period of declarant control.

For these reasons, MBIA respectfully requests the Committee give this measure a favorable report with amendments to make the bill language clearer. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or lgraf@marylandbuilders.org.

cc: Members of the House Economic Matters Committee