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March 4, 2026

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Delegate Kriselda Valderrama, Chair
Delegate Lorig Charkoudian, Vice Chair
Economic Matters Committee
230 Taylor House Office Building
231 Taylor House Office Building
Annapolis, Maryland 21401

Re: House Bill 1260
Common Ownership Communities – Online Publication of Resale Disclosures
Position: OPPOSE
Hearing Date: March 6, 2026 1:00 p.m.

Dear Chair Valderrama, Vice-Chair Charkoudian, and Members of the Economic Matters Committee:

This letter is submitted on behalf of the Maryland Legislative Action Committee (“MD-LAC”) of the Community Associations Institute (“CAI”). CAI represents individuals and professionals who reside in or work with community associations (condominiums, homeowners’ associations, and cooperatives) throughout the State of Maryland and throughout the United States.

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MD-LAC is writing to voice opposition to HB 1260. This bill would require co-ops, condominium, and homeowner associations or their management company to maintain resale information on their websites in a particular format at no cost. Many associations, especially small self-managed associations, do not have websites, and in many cases, association volunteers maintain the website. Like any type of management, some websites are well maintained and up to date, some are not.

Fiscal Note: This Bill will impose a financial cost on many of the 1.1 million Marylanders who live in community associations as maintaining a website per this proposed regulation will add expense to the owners in every community association. A typical website costs between \$400 to \$1,000 annually depending on style/size of website and there will be a cost with maintaining accurate information on the website. In addition, there will be a cost to keep the individual unit information separated.

Association websites typically have general information about the community and may include the governing documents, minutes, etc. This bill is mandating the resale content requirements for websites that are optional conveniences that Associations provide to their residents and prospective buyers in their communities. Current resale packages have generally three parts – the governing documents, financial information and specific unit or lot ownership information. Requiring resale information on the website might expose private information to the public. Most association websites are meant to be just for the members. In addition, this Bill would complicate and confuse who is responsible for resale information. Currently many management companies under contract with the association provide resale packages in accordance with the Maryland Condominium Act and the Maryland Homeowners Association Act.

Management companies for co-ops, condominiums, and homeowners' associations take on significant risk of liability for the validity of the documents and statements provided in a resale package, which requires many hours of staff time in various departments to ensure the information available is current and accurate for that particular home. The information in a resale changes daily. Resale packages are produced when a selling owner orders the package and information is exclusive to that particular unit. HB 1260 would ultimately impact every association's budget as management companies would need to cover the cost of the staffing hours to take on more risk of liability and prepare and oversee the information required (on the websites) on a daily basis in addition to what information is in hard copy or electronic resale packages. Individual sellers purchase resale packages according to the resale package laws to sell their homes. HB 1260 would make these packages available at no cost. The cost for this

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information would then be passed on to the homeowners via their associations' general fund and paid for by owners who are not selling their property and are not benefitting from their neighbor's sale.

There are current laws in place that cap the costs for resale packages. These caps were the negotiated several years ago as a result of many stakeholders coming to the table – realtors, owners, management companies and others. Changing the law so the information is available on a website so the consumer would not have to pay for the information would add costs to the association to start a website if they do not have one and to pay someone to maintain the information on the website. These requirements would push management companies to increase management fees to cover these additional expenses or potentially cause management companies to withdraw from providing this resale package service. Website costs, added staffing, etc. would ultimately increase association assessments.

For the foregoing reason, we **oppose HB 1260** as creating another layer of administration that will increase administrative costs to homeowners generally. We are concerned that the proposed legislation creates confusion between the current requirements for resale packages, and what must be placed on the website, if there is one, and possibly exposes private information to the public. Thank you for your time and attention to review this information.

We are available to answer any questions the Committee Members may have. Please feel free to contact Lisa Harris Jones, lobbyist for the MD-LAC, at 410-366-1500 or by e-mail at lisa.jones@mdlobbyist.com, Marie Fowler at 301-596-2600 ext. 4210 or by e-mail at mfowler@cviinc.com or Igor Conev by email at igor@ocmannproperties.com.

Sincerely,

Marie Fowler

Treasurer, MD-LAC for CAI

Igor Conev

Chair, CAI MD-LAC

CAI is a national organization dedicated to fostering vibrant, competent, harmonious community associations for more than fifty years. Its members include community association volunteer leaders, professional managers, community management firms, and other professionals and companies that provide products and services to common interest associations. As part of its mission, CAI advocates for legislative and regulatory policies that support responsible governance and effective management. As part of this purpose, state Legislative Action Committees represent CAI members before state legislatures and agencies on issues such as governance, assessments collection, insurance and construction defects.