

## HB1529 (2026 Session)

### Baltimore County - Local Commission on Common Ownership Communities

## UNFAVORABLE

The CCOC model (commission... common ownership communities) should not be replicated in other counties. It wastes time with absurd **denials of jurisdiction**, buries people in process, and with **non-disclosure agreements** it strays from the intent to emulate courts. The body will be captured by industry:

(B) (1) (I) SUBJECT TO SUBPARAGRAPH (II) OF THIS PARAGRAPH, THE 4 LOCAL COMMISSION SHALL INCLUDE MEMBERS WHO: 5 1. ARE OWNERS IN A COMMON OWNERSHIP COMMUNITY; 6 AND 7 2. REPRESENT PROFESSIONS ASSOCIATED WITH 8 COMMON OWNERSHIP COMMUNITIES, INCLUDING INDIVIDUALS INVOLVED IN 9 HOUSING DEVELOPMENT OR REAL ESTATE SALES, DEVELOPERS, OR ATTORNEYS 10 WHO REPRESENT COMMON OWNERSHIP COMMUNITIES, INCLUDING AT LEAST ONE 11 MEMBER WHO IS A LICENSED COMMON OWNERSHIP COMMUNITY MANAGER.

The bill requires **no vetting process or background check** for members. This means that disbarred or suspended attorneys can serve as commissioners or investigators, as in Montgomery County. The problems were so bad that the City of Gaithersburg withdrew from the CCOC. The bill also does not require **county residency** to serve, thus allowing the same people from Montgomery County.

Real estate professionals should acquire seats based on merit without the need to **earmark seats** for them in advance. Many professionals, especially managers, are biased to protect their peers in the industry, and their expertise is to a large part irrelevant once the developer period has expired. Most homeowner issues do not revolve around real estate sales or developers.

Better criteria for membership would include attorneys and anyone who has filed a civil rights, CCOC, OAG, or court complaint, or who has served on any corporate, nonprofit, or school board.

The bill does not include a mandate to **interpret and apply state law**, which the bill should authorize to ensure that commissions do not selectively deny jurisdiction or stall cases until the harm can no longer be cured by the state. Lacking state jurisdiction, a commission will re-invent the wheel with CCOC regulations that emulate state law rather than merely expand it with further restrictions, adding to confusion and fracturing where the state has mostly preferred uniformity. This mess will overwhelm homeowners who will be forced to navigate too many laws from too many sources. Any statewide movement for homeowners to help other homeowners in 23 counties would be severely frustrated, adding to the feeling of a predatory experience.

Thank you.