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February 17, 2026

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

**Re: House Bill 502**  
**Real Property - Governing Bodies of Common Ownership Communities -**  
**Member Training**  
**Hearing Date: February 19, 2026 1:00 p.m.**  
**Position: Support with Amendments**

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.

**Page 2, House Bill 502**  
**Community Associations Institute**

We write on behalf of the Maryland residents statewide who reside in common ownership communities to offer our support with amendments for the above-referenced legislation, which is scheduled for hearing before your Committee on Thursday, February 19, 2026, at 1:00 p.m.

Community Association Institute supports education and training to assist association volunteer leaders (board members) to better understand and carry out their responsibilities. CAI encourages board members to obtain education to understand their governing documents, fiduciary duties and duty of care, ethics and leadership, rules creation and enforcement, financial and budgeting, maintenance responsibilities, risk management, insurance, conflict resolutions among other responsibilities. In reviewing HB 502, certain amendments are required in order for the MD-LAC to support it. These amendments are as follows:

1. Add subsection (6) to Section 11-109(c)(2)(i) that allows for:

Training by a certified manager (CMCA, AMS, PCAM, CIRMS certifications of the Community Association Institute) or a community association attorney licensed to practice law in the State of Maryland.

2. Add subsection (7) to Section 11-109(c) (2) (i) that allows for:

Online, virtual and in-person training. Such training should be developed using existing resources available through Community Association Institute and comparable organizations.

3. Section 11-109(c)(5) as written conflicts with condominium association governing documents that uniformly require board members to be removed by a vote of the unit owners. This provision also conflicts with CAI Public Policy, <https://www.caionline.org/advocacy/public-policies/board-member-education>. Therefore, we propose that HB 502 be revised to remove (c)(5).

The same or similar language should be adopted for 11B-106.1 of the Homeowners Association Act.

For the foregoing reasons, MD-LAC requests a **favorable report, with the amendments** as noted for HB 502, from this Committee. Thank you for your time and attention to this important legislation.

**Page 3, House Bill 502**  
**Community Associations Institute**

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](mailto:lisa.jones@mdlobbyist.com), or Hillary Collins at 703-790-1911, or by e-mail at [hcollins@reesbroome.com](mailto:hcollins@reesbroome.com), or Igor Conev, of the MD-LAC, at (443) 614-2787, or by e-mail at [igor@ocmannproperties.com](mailto:igor@ocmannproperties.com).

Sincerely,

*Hillary A. Collins, Esq.*

Hillary A. Collins, Esq.

Member, CAI MD-LAC

*Igor Conev*

Igor Conev, CMCA, AMS, PCAM, CIRMS

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.