



House Bill 853 – Real Property – Regulation of Common Ownership Community Managers

Position: Support

High rates of complaints surrounding Homeowners Association and Condominium management issues continue to be reported to Maryland REALTORS® from our members and their clients. We therefore offer strong support for HB 853, to establish the creation, duties, composition, responsibilities, and authority for the Maryland State Board of Common Ownership Community Managers within the Department of Labor, Licensing, and Regulation.

Estimates of Maryland homeowners living in Common Ownership Communities (CoC) are as high as 1,100,000 and yet little oversight is provided to the people in charge of managing these communities. The numerous CoC bills introduced each year in the General Assembly are a direct result of this lack of oversight.

Marylanders who have complaints about association issues have limited options for relief. Residents of Montgomery and Prince George's Counties have local oversight boards, but those in other parts of the state must rely on the Attorney General's Office of Consumer Protection to act. HB 853 will provide accountability that is now missing.

Maryland REALTORS® understand a new Board is difficult to create but it provides the most comprehensive way to address oversight and other problems in these communities. In fact, several states already provide oversight of these communities through either the real estate commission (by requiring managers to hold a real estate or property management license like in D.C.) or to have a separate license like in Virginia and Illinois.

For these reasons, the REALTORS® strongly recommend a favorable report.

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