



**Bill:** SB 267 - Land Use - Residential Housing - Oversight, Regulation, and Taxation (Building Affordably in My Back Yard Act)

**Committee:** Education, Energy, and the Environment

**Date:** February 17, 2026

**Position:** Informational

The Apartment and Office Building Association (AOBA) of Metropolitan Washington is a non-profit trade association representing the owners and managers of more than 23 million square feet of commercial office space and 167,000 apartment rental units in Montgomery and Prince George's counties. AOBA submits the following testimony on Senate Bill 267.

AOBA members support any proposal that will increase the production of housing. We thank the bill's sponsor and proponents for their engagement. However, SB 267 requires residential properties to file an annual disclosure of their contacts. As a reminder, multi-family properties are professionally managed; therefore, these contacts can be found through online resources specific to the property or the management company website. The disclosure language found on page 3, lines 16 through 26, will be redundant for our members.

AOBA requests that multi-family properties be excluded from the disclosure requirements so as not to add undue burden to multi-family properties.

**(B) (1) AT LEAST ONCE PER YEAR, EACH ENTITY THAT OWNS RESIDENTIAL REAL PROPERTY, EXCLUDING MULTI-FAMILY PROPERTIES, IN THE STATE SHALL FILE WITH THE DEPARTMENT A CERTIFICATE DISCLOSING THE CORRECT CONTACT INFORMATION FOR A REPRESENTATIVE OF THE ENTITY WHO HAS THE AUTHORITY TO COMMUNICATE WITH THE PUBLIC ABOUT THE ENTITY.**

For these reasons, AOBA requests that this amendment be added to Senate Bill 267. Please contact Hugo Cantu at [hcantu@aoba-metro.org](mailto:hcantu@aoba-metro.org) with any questions or concerns.