



March 26, 2026

The Honorable Chairman Smith  
The Senate Judicial Proceedings Committee

RE: **HB 305 – Baltimore County – Nuisance Actions – Community Association Standing**  
**Position: Oppose**

Dear Mr. Chairman Smith, Mr. Vicechair Waldstreicher, and Members of the Senate Judicial Proceedings Committee,

The Greater Baltimore Board of REALTORS® (GBBR) is an association of REALTORS®, brokers, and property managers advocating for homeownership and private property rights in the greater Baltimore area.

HB 305 expands the definition of “community association” which will lead to more nuisance lawsuits being filed against properties in Baltimore County. We have concerns that community associations may weaponize this broad authority to target properties for minor or subjective matters.

We appreciate Del. Grammer for making changes to the bill that addresses and lessens some of our prior issues, but ultimately, GBBR remains opposed to this legislation.

Thank you for your time and we encourage the Committee to issue an unfavorable report on HB 305.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Geha', is written over a white background.

John Geha, CEO

GBBR