



Bill No: HB 239- State Real Estate Commission - Property Managers - Registration

Committee: Economic Matters

Date: 1/19/2020

Position: Support w/ Amendments

The Apartment and Office Building Association of Metropolitan Washington (AOBA) supports HB 239 with amendments. AOBA's members own or manage more than 23 million square feet of commercial office space and 133,000 apartment rental units in Montgomery and Prince George's counties.

This bill would require that those providing property management services be licensed by the State Real Estate Commission in the Maryland Department of Labor. House Bill 239 does not apply to those participating in a homeowners association, renting a property for less than six months, leasing, managing, renting, or handling of trust money of an apartment complex with 25 or more units, services provided by a person employed exclusively as the property manager for the property management of one person or services provided on an incidental basis and without additional compensation by employees of an owner of a property, and providing other limited services.

AOBA supports this legislation as it will ensure small property managers that are not affiliated with a large management company, are accountable via a state license. These small property managers often lack resources or continuing education programs to keep them current on new law and best practices that large property management companies provide their staff. However, AOBA supports the Sponsor's amendments that clarify (1) that registration is only required for property managers with less than 25 rental units, and (2) that a business is only required to register once and employees of that business will be covered by the business' registration.

AOBA members take their obligation to the community seriously and support this legislation as a means to regulate the industry.

With these amendments AOBA supports a favorable report on HB 239.

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