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January 19, 2021

Hon. Senator Paul G. Pinsky
Chair, Education, Health, and Environmental Affairs Committee
Miller Senate Office Building, 2 West
11 Bladen St.
Annapolis MD 21401

Re: Senate Bill 21
Wetlands and Waterways – Riparian Rights – Prohibition on Termination or Impairment
Hearing Date: January 28, 2021
Position: Support

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 condominiums, homeowners associations and cooperatives throughout the State of Maryland.

MD-LAC supports SB 21. CAI supports protections that enable property owners to challenge and resolve efforts to take common property. CAI opposes legislative, regulatory or judicial actions that would limit or restrict the ability and rights of community associations to maintain control over association common property. SB 21 codifies common law regarding deed restrictions and riparian rights. Rather than reviewing deed restrictions related to riparian rights in the courts after construction, the bill would require the deed restrictions to be reviewed prior to a project being approved. The cost of protecting one’s rights should not be such a burden as to disallow one from doing so.

Accordingly, the MD-LAC respectfully requests that the Committee give SB 21 a favorable report. 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, or Steven Randol, Chair of the MD-LAC, 410-279-8054, or by e-mail at srandol@pineyorchard.com.

Sincerely,

Brenda Reiber

Brenda Reiber, CMCA, AMS
Member, CAI MD-LAC

Maryland Legislative Action Committee
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