

March 4, 2022

The Honorable Kumar P. Barve  
Environment & Transportation Committee  
House Office Building, Room 251,  
6 Bladen St., Annapolis, MD, 21401

**RE: Opposition HB 1194 Condominiums - Assessment Late Fees and Liens - Notice and Timing**

Dear Chairman Barve:

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding **Opposition HB 1194 Condominiums - Assessment Late Fees and Liens - Notice and Timing**. MBIA **Opposes** the Act in its current version.

This bill This is intended to give condo unit owners at least 30-day notice before the condo takes action to enforce a payment of an assessment, late charges, costs of collection and attorney's fees. MBIA respectfully opposes this measure. The Maryland Contract Lien Act already requires 30 day written notice be given before someone can enforce a lien. So, this is duplicative of that requirement. That duplication may be interpreted as a 60 day waiting period before a lien can be established under the Maryland Contract Lien Act.

For these reasons, MBIA respectfully requests the Committee give this measure an unfavorable report. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or [lgraf@marylandbuilders.org](mailto:lgraf@marylandbuilders.org).

cc: Members of the House Environment & Transportation Committee