



Bill Title: House Bill 166 - Baltimore County – Nuisance Actions – Community Association Standing

Committee: Environment and Transportation

Date: February 21, 2023

Position: Unfavorable

This testimony is offered on behalf of the Maryland Multi-Housing Association (MMHA). MMHA is a professional trade association established in 1996, whose membership consists of owners and managers of more than 207,246 rental housing homes in more than 937 apartment communities. Our members house over 667,000 residents of the State of Maryland throughout the entire State of Maryland. MMHA membership also includes more than 216 associate members that supply goods and services to the multi-housing industry. More information is available at <https://www.mmhaonline.org/>

This bill expands the definitions of “community association” and “local code violation” for the purpose of authorizing a community association in Baltimore County to seek injunctive and other equitable relief in the Circuit Court for Baltimore County for nuisance abatement. Specifically, House Bill 166 adds “other organization” to the definition of community association and loosely states that they must be composed of residents of a community defined by specific geographic boundaries. These specific geographic boundaries are left undefined in House Bill 166. And, by repealing specific criteria defining a community association, the bill provides potentially disassociated and distant neighborhoods the ability to halt projects especially ones which already have the necessary local government entitlements. This legislation could also result in additional and needless litigation resulting in wasted resources and time.

House Bill 166 further provides undefined community organizations excessive unchecked power by repealing the requirement that the circuit court determine the amount and conditions of a specified bond to be filed by a community association that is seeking relief.

For foregoing reasons, MMHA respectfully requests an unfavorable report for House Bill 166.

For additional information, please contact Aaron J. Greenfield, 410.446.1992