

Top 10 Arguments in Support of HB 303

1. Protects Homeowners from Mismanagement and Fraud

HB 303 ensures that only qualified individuals can manage common ownership communities, reducing the risk of theft, embezzlement, or financial mismanagement of HOA/condo/co-op funds.

2. Establishes Accountability and Oversight

Creates a licensing board with clear authority to investigate complaints, revoke licenses, and hold bad actors accountable.

3. Professionalizes an Unregulated Industry

Community managers handle millions in funds and major legal decisions, yet Maryland currently has no standards. HB 303 creates training and ethical guidelines.

4. Aligns Maryland with Best Practices in Other States

More than a dozen states regulate HOA/community managers. Maryland is behind the curve in ensuring qualified governance.

5. Supports Consumer Confidence and Transparency

Homeowners gain assurance their community funds and decisions are handled by trained, licensed professionals with a public registry for verification.

6. Reduces Legal and Financial Risk for Communities

Requiring bonding/insurance and standardizing financial practices protects communities from losses and liability.

7. Supports Education for Boards and Residents

Allows the board to offer optional training for HOA boards and residents, promoting better governance beyond managers.

8. Helps Resolve Disputes Fairly

The board can offer nonjudicial dispute resolution (e.g. mediation), giving communities faster, cheaper conflict resolution options.

9. Creates a Level Playing Field

Licensing ensures all management firms meet standards and compete fairly, ending undercutting by unqualified operators.

10. Sunset Provision Limits Government Overreach

Includes a sunset clause in 2030 under the Maryland Program Evaluation Act, requiring reauthorization to continue.