

MD-LAC Initiatives:

- During each General Assembly bills of concern to common ownership communities (COCs) are identified and monitored; members prepare position papers and/or testify; CAI members are an integral part of the process and are invited to share in advocacy through letters, testimony, and contact with legislators.

- The financial difficulty experienced by many Maryland COCs because of the mortgage crisis is a major concern to the MD-LAC. In 2010 a MD-LAC initiative entitled “The Neighborhood Association Sustainability Act” was passed by the House but failed in the Senate. It would have provided that in the event of foreclosure an association could collect on part of its lien for past-due fees and certain costs accrued in collecting them before the primary lender is paid. This initiative is still under consideration by the MD-LAC along with possible other alternatives.

- Other initiatives under consideration for 2011 include manager licensing, condominium insurance clarifications, and amendments to governing documents.

- In 2010, the MD-LAC supported legislation concerning implied warranties, annual budgets for homeowner associations, and clarification of fidelity insurance. The MD-LAC successfully opposed legislation which would have allowed unrestricted access to private property for certain political activities.



OUR GOAL:

To be recognized In Annapolis and among common ownership community homeowners as the leading organization qualified as expert on common ownership community issues.

CAI members may read MD-LAC policy statements, testimony and current bills by going to the CAI Website (www.caionline.org), clicking on Issues and Advocacy in the gold bar and accessing the Advocacy Center. Enter your CAI member ID. Once in the Center, click on “State Center” and then Maryland.

For more information and to receive email updates of legislative activities, please contact us at:

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CAI MARYLAND LEGISLATIVE ACTION COMMITTEE

The Legislative Voice in
Annapolis for more than
1,000,000 Marylanders living in
Common Ownership
Communities

Who Are We?

The Maryland Legislative Action Committee (**MD-LAC**) is a committee of the Community Associations Institute (**CAI**), a national not-for-profit educational and resource organization dedicated to fostering vibrant, competent, harmonious community associations.

- Founded in 1973, **CAI** is a national voice for the more than 60 million people living in more than 300,000 common ownership communities throughout the United States.

- **CAI** advances excellence through: education and professional development; involvement in community association interests before legislatures, regulatory bodies and courts; research projects; and the establishment of standards and best practices.

- **MD-LAC** members are volunteer homeowners, attorneys, service providers and professional managers who work directly with common ownership communities.

- Members of the **MD-LAC** and its professional lobbyists are always ready and willing to work with our elected representatives to address issues and, where needed, share our experience with legislation that will benefit community association homeowners.

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Maryland Association Data*

- 5,226 Maryland common ownership communities (COCs)
- 1,045,000 Marylanders live in COCs
- 34,000 Marylanders serve on a COC board of directors
- \$69 billion is value of homes in Maryland COCs
- \$696 million is annual operating revenue for Maryland COCs
- \$609 million is held in investment accounts for long-term maintenance of Maryland COCs

* *Estimates based upon US Census and Community Association Institute statistics*

Resources for Condominiums, Cooperatives and Homeowners Associations

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