

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2025 Legislative Session

Reference No.: CR-085-2025

Draft No.: 1

Committee: PLANNING, HOUSING, AND ECONOMIC DEVELOPMENT

Date: 10/16/2025

Action: FAVORABLE WITH
AMENDMENTS

REPORT: Committee Vote: Favorable with Amendments, 5-0 (In favor: Council Members Dernoga, Oriadha, Adams-Stafford, Hawkins, and Olson)

The Planning, Housing, and Economic Development (PHED) Committee met on October 16, 2025, to consider CR-085-2025. PHED Committee Director Rana Hightower summarized the purpose of the resolution.

As presented on Tuesday, September 9, 2025, Draft-1 is for the purpose of the County Council promulgation of rules and regulations governing the implementation and administration of the Common Ownership Communities Program.

Ms. Miller-Whye, from the County Council's Budget and Policy Analysis Division, stated that CR-085-2025 is not likely to have a direct or indirect fiscal impact.

Ms. Owens, County Council Liaison from the County Executive's Office, stated the County Executive is in favor of the bill with the amendments to Attachment A.

Vice Chair Oriadha stated that the resolution will address citizens' concerns about common ownership communities. There are concerns about management companies providing residents with copies of the documents and overall transparency.

Ms. LaShauna Tillmon, President of Sentry Management, and a Commissioner for Common Ownership Communities requested that the resolution be held for additional revisions to provide education before implementation. Ms. Tillmon recommended requiring all management companies to offer a secure portal to the Board of Directors and residents to facilitate transparency. To provide oversight, the County could create a limited administrative account within each management company portal with read-only access to essential governing and compliance records. She requested that a workgroup be created to examine.

Mr. Darren Swain testified in support of the proposed legislation. He emphasized the importance of the bill, which establishes accountability for condominium and homeowners' associations.

Ms. Cheryl Walker, Regional Director for Community Management Corporation and Commissioner for Common Ownership Communities testified in support of the legislation but requested minor amendments to the proposed resolution. She asked that all common ownership membership be identified in the regulations.

Council Member Adams-Stafford asked Ms. Walker to identify where the regulations conflict with Maryland State law.

Ms. Walker assisted in providing the necessary language and gave an overview of all other language in the regulations that needed to be amended.

Vice Chair Oriadha discussed amendments to Attachment A of the resolution. The amendments are as follows:

Remove all references to “Homeowners Associations” and replace with “common ownership communities.”

Requiring new and modified contracts executed by the Common Ownership Community to be sent within 30 days of modification or execution.

Common Ownership Communities and Management companies must provide, free of charge, electronic copies of all executed contracts with their third-party vendors to all homeowners online.

Common Ownership Communities and Property Management Companies are required to maintain an online portal accessible only by homeowners that provides an electronic version of the contracts, governing documents, Articles of Incorporation, Declaration, Master Deed, Covenants, Bylaws, Rules, Regulations, and Resolutions.

Prohibiting charges to residents who request copies of documents for up to 10 pages, and copies beyond that require a ten-cent fee per page.

Most of the Common Ownership Board must reside in the community where they serve.

The Property Management Company or Common Ownership Community Board members must maintain all documents.

Fines were added to the regulations if the Common Ownership Community fails to provide documents when requested.

Board meetings must be open and held at least once a quarter.

On motion of Vice Chair Oriadha, seconded by Council Member Adams-Stafford, the PHED Committee voted 5-0 in favor of CR-085-2025 with amendments.