



March 2025



March Fun Fact!!

Did you know that the first St. Patrick's Day parade on record was in St. Augustine, Florida in 1601?

Monthly CCOC Commission Meeting Recap!

The Commission on Common Ownership Communities Monthly Meeting was held on Wednesday, March 5th at 7:00p.m.

The cases that were presented to the commission are as follows:

- Case 2025-007, Dorainia Bell v. Sudbury House Condominium
(Commission voted to deny Jurisdiction)
- Case 2025-027, Nicholas D'Ascoli v. Waters Landing Association, Inc.
(Commission voted to deny Jurisdiction)
- Case 2025-028, Katherine Mera v. Colonnade at the Kentlands Condominium
(Commission voted to deny Jurisdiction)

The commission meets the first Wednesday of each month. Join us at the next Commission meeting which is scheduled for **Wednesday April 2nd at 7pm**. All meetings are virtual via zoom and will require for you to register prior to the meeting. Register at

https://us02web.zoom.us/webinar/register/WN_leLSglUFQyqmljCnVJVLQ

Please note that the agenda and minutes of every CCOC meeting is posted on our website and can be found at

<https://montgomerycountymd.gov/DHCA/housing/commonownership/minutes.html>



LEGISLATIVE UPDATES!

HB0292: ** NEW STATUS: IN THE SENATE - FIRST READING JUDICIAL PROCEEDINGS; Cooperative Housing Corporations, Condominiums, and Homeowners Associations - Funding of Reserve Accounts and Preparation of Funding Plans; Requiring that the annual budget of a cooperative housing corporation, a residential condominium, or a homeowners association include certain funds.

HB0294/SB0071: ** NEW STATUS: IN THE SENATE - WITHDRAWN BY SPONSER; Task Force on Common Ownership Communities; Establishing the Task Force on Common Ownership Communities to study the education and training needs of common ownership community boards and new and prospective owners of homes and dwelling units in common ownership communities.

HB0295: **NEW STATUS: IN THE HOUSE - Hearing 3/26 at 1:00p.m.; Real Property - Condominiums and Homeowners Associations - Governing Bodies and Annual Meetings; Requiring that unit owners or lot owners have an opportunity to comment during certain meetings convened by the board of directors, the developer, or the declarant of a condominium or a homeowners association.

HB0303: **NEW STATUS: IN THE SENATE - Hearing 3/27 at 1:00p.m.; Real Property - Regulation of Common Ownership Community Managers; Creating the State Board of Common Ownership Community Managers in the Maryland Department of Labor to oversee the licensing of community managers who provide management services for common ownership communities; providing that certain provisions of the Act do not prohibit certain persons from providing certain services under certain circumstances.

HB0449: **NEW STATUS: IN THE SENATE - FIRST READING JUDICIAL PROCEEDINGS; Condominiums - Property Insurance Deductibles - Unit Owner Responsibility; STATUS: IN THE HOUSE - n the House - Third Reading Passed (105-28); Increasing, from \$10,000 to \$25,000, the maximum amount of the council of unit owners' property insurance deductible for which a unit owner is

responsible if the cause of damage to or destruction of any portion of the condominium originates from the unit owner's unit.

[HB0755](#): ****NEW STATUS: IN THE SENATE (First Reading Judicial Proceedings)**; Common Ownership Communities - Recreational Common Areas - Sensitive Information as Condition for Access; STATUS: IN THE HOUSE - In the House - Third Reading Passed (131-2); Prohibiting a cooperative housing corporation, condominium association, or homeowners association from requiring certain sensitive information of certain individuals as a condition for access to a recreational common area.

Treasury Department Suspend Enforcement of Corporate Transparency Act!



By: Billy Buttrey, CCOC Staff Investigator

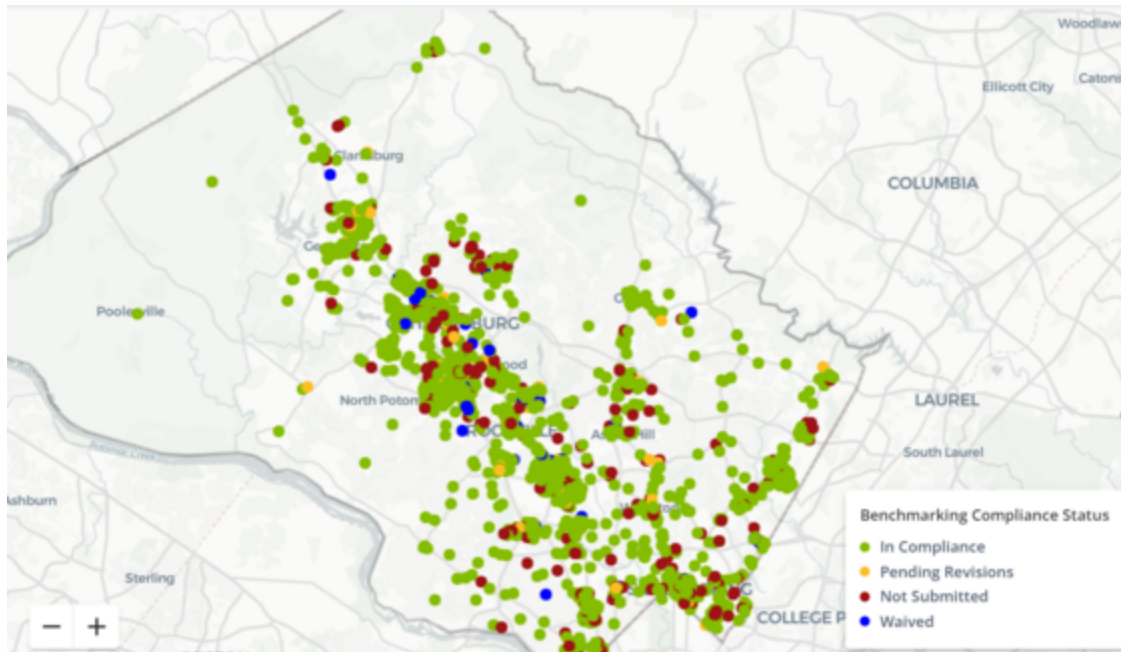
Let's get right to the point. On March 2, the Treasury Department released a statement effectively suspending the enforcement of the Corporate Transparency Act (CTA) beneficial ownership information (BOI) reporting requirements against U.S. citizens and/or domestic reporting companies. This means that the FinCEN filing deadline of March 21, 2025, is no longer applicable for most U.S. citizens or domestic businesses.

The release also states, "The Treasury Department will further be issuing a proposed rulemaking that will narrow the scope of the rule to foreign reporting companies only." Most interpret this to mean that the Treasury Department is looking to not just suspend the BOI reporting requirement but update the law ending it for all U.S. citizens and domestic reporting companies, including Common Ownership Communities (COCs). Remember, the CTA is law, so Congress will play some role in the modification or repealing the law.

In closing (as usual), it is your COC's responsibility to abide by all federal, state, and local laws. Please work with your community managers, CTA advisors, and legal counsel regarding your next steps to determine if your COC is compliant with the CTA requirements.

Benchmarked Your Property and Thinking, How do I Comply with BEPS?

By: Sheena Oliver



1. Check out our new tools, the [Montgomery County Building Energy Performance Map](#), an interactive and user-friendly tool to investigate compliance status, view energy performance data for each covered building and compare building's latest energy performance to proposed building energy performance standards. You can also check out the [Performance Requirement Look-Up Tool](#) for a more in-depth view into historically reported benchmarking for each building including the building's BEPS baseline (or projected baseline if only partway through the baseline period) and interim and final BEPS standards for each building based on proposed regulation.
2. Connect with [Montgomery County Green Bank](#) via their [Technical Assistance Program Application](#) where you can get assistance with completing energy audits and locating contractors to help your property along the path toward compliance by the interim and final standard dates.
3. Finally, reach out to the team at DEP at Energy@MontgomeryCountyMD.gov. if you have questions or feedback about these new tools or to request a site visit from our on-staff engineer who will complete a brief assessment of your property free of charge.

COC Common Area Assistance Loan Fund

Did you miss the Common Area Assistance Loan Fund live webinar? Here is the copy of the [slide deck presentation](#).

DHCA is pleased to announce the launch of a new COC Common Area Assistance Loan Fund for homeowner and condominium associations experiencing financial hardship in their efforts to address immediate health or safety repairs, as documented by professional assessments or government citations. Some examples of eligible common area rehabilitation projects may include failing water supply lines, elevators, fire suppression systems, underground and surface stormwater drainage, facades, balconies, sidewalks, pathways, and parking lots. Visit our website at [common-area-assistance-loan](#) to learn more about the program.

Applications are now being accepted. If you have questions, please call the Montgomery County customer service center at 240-777-0311.

[Annual Registration Information](#)

The Licensing & Registration Unit requires completion of the following:

- The completion of the [CCOC Registration Form](#).
- The completion and current copy of the governing documents.
- A list of the rental units in the community.
- A payment of the annual registration fee which is calculated based upon the number of units in the common ownership community.

It is the responsibility of each common ownership community to ensure compliance with this requirement.

Please feel free to contact the Licensing & Registration Department at ccocregistration@montgomerycountymd.gov with questions and/or concerns you may have.

UPCOMING BOARD TRAINING DATES!



[Sunday March 23rd, 2025](#)

[Saturday April 12th, 2025](#)

****Class must have a minimum of six registrants to move forward. We will notify all registrants if the class is canceled. ****

Should you wish to schedule a classroom presentation for your association, at your community's facility, please contact our staff by e-mail at CCOC@MontgomeryCountyMD.gov



The leadership of each common ownership community must register annually as a requirement as stated in Chapter 10B of the Montgomery County Code.

Mandatory Board Training



In July 2023, [amendments to the county code](#) continue to require all Board of Directors for common ownership communities to successfully complete the Commission's Board Training program, also known as Community Governance Fundamentals. The new provision requires Board members to recertify every *three (3) years*.

Therefore, if you have not completed the training after July 3, 2020, you are required to fulfill this requirement. Information on the free training program and [schedule](#) may be found on the website or [click here](#).

COC Links and Shortcuts

[Office of Common Ownership Communities | DHCA \(montgomerycountymd.gov\)](#)- General information and resources for common ownership communities and homeowners.

[Common > "Community Governance Fundamentals" Training Program | DHCA \(montgomerycountymd.gov\)](#)- Mandatory training on Community Governance Fundamentals.