Charles County Commissioners

2026 Final Legislative Package

County Commissioners of
Charles County, Maryland

The Hon. Reuben B. Collins, II, President
The Hon. Ralph Patterson, Vice President
The Hon. Gilbert "BJ" Bowling, III
The Hon. Thomasina Coates, M.S.
The Hon. Amanda M. Stewart, Ed.D.

County Commissioners' 2026 Final Legislative Proposals

1. A proposal to enable Charles County to impose a fee on real property tax assessments to be dedicated to funding recreational amenities. pg. 1
   Proposed by: Charles County Recreation, Parks & Tourism

2. A proposal to amend §18-1803 of the Alcoholic Beverages and Cannabis Article to clarify requirement for payment of taxes for renewal applications. pg. 3
   Proposed by: Charles County Liquor Board

3. A proposal to amend the Maryland Homeowners Association Act. pg. 4
   Proposed by: Gloria Sawyers

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5. A proposal concerning predatory activities related to veteran claims. pg.18
   Proposed by: Mike Moses

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    Proposed by: Christopher Bullock

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Proposed by: Christopher Bullock

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Proposed by: Commissioner Collins

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Proposed by Commissioner Collins

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Proposed by Commissioner Collins

15. A proposal to seeking state funding to assist with the creation of a housing trust fund.
Proposed by Commissioner Collins

16. A proposal to fund implementation of the Blue Zone Readiness and Feasibility Assessment. pg.53
Proposed by Commissioner Collins

17. A proposal to commit state resources to the development of a ferry service connecting Indian Head to National Harbor and Alexandria, VA. pg.53
Proposed by: Commissioner Collins

***** Indicates a proposal that is supported by the Board of Commissioners with amendments to the original submission.**

2026 Legislative Proposal
Submitted by the Charles County Office of the County Administrator

A proposal for enabling legislation to permit the Charles County Board of Commissioners to pass local legislation to implement a recreation amenity fee. The fee will be assessed against each real property tax bill in the County, with all revenues funding a special revenue or enterprise fund, and used for recreation capital improvement projects or recreation general fund expenditures. A similar tax is levied in Prince George's County, and is found at Md. Land Use Code Ann. § 18-306.

SUGGESTED STATUTE:

Md. Land Use Code Ann. Title 9. Single-County Provisions. Subtitle 8. Charles County.

Recreation fee for Charles County.

(a) The fee required under this section applies to each residential unit in Charles County.

(b) Each fiscal year, Charles County shall impose on each residential unit a fee for recreation of at least ten (10) dollars; and

(c) Charles County shall use the revenues from the fee imposed under this section to finance its adopted budget to construct, regulate, operate, and maintain recreation functions, programs, facilities, and personnel in Charles County as Charles County determines.

PRINCE GEORGE'S COUNTY
EXISTING STATUTE (FOR REFERENCE):

§ 18-306. Recreation tax for Prince George's County.

(a) The tax required under this section applies to property in Prince George's County.

(b) Each fiscal year, Prince George's County shall impose on each $100 of assessed valuation of:

(1) real property, a tax for recreation of at least 2 cents; and

(2) personal property and operating real property described in § 8-109(c) of the Tax - Property Article, a tax for recreation of at least 5 cents.

(c) Every 60 days the county shall pay to the Commission the tax collected under this section.

(d) The Commission shall use the revenues from the tax imposed under this section to finance its adopted budget to regulate, operate, and maintain recreation functions, programs, facilities, and personnel in Prince George's County as the Commission determines.

Charles County Board of License Commissioners
2026 Legislative Proposal

§18-1803. Payment of taxes.

The Board may not renew a license unless the license holder presents to the Board certification from the Treasurer of the county and the Comptroller's Office or any other competent State authority, showing:
(1) the value of the inventory and personal property, as certified to the county by the State Department of Assessments and Taxation, of the underlying business for the previous calendar year; and
(2) that there are no unpaid taxes due from the applicant to:
(i) the county, a municipality, or a town where the licensed premises is located; ~~and~~
(ii) the county or the State on the inventory and personal property of the underlying business; and
(iii) the State, as required to be paid under Tax-General Article.

Md. Alcoholic Beverages Code Ann. § 18-1803

Outlook

NEW SUBMISSION Legislation Proposal - County Attorney

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Sun 7/20/2025 9:48 PM
To Danielle E. Mitchell <MitchelD@charlescountymd.gov>; County Attorney <coattorney@charlescountymd.gov>

[External Content Warning] **This message is from an external sender. Please exercise caution when opening attachments and hover over any links before clicking.**

Legislation Proposal - County Attorney

Submission #: 4200925
IP Address: 96.241.60.38
Submission Date: 07/20/2025 9:48
Survey Time: 45 minutes, 13 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Legislative Proposals

Questions or More Information 301-645-0555

This form should be used to submit legislative proposals for amendments, additions, or deletions to the Charles County Code or State of Maryland Code. Please submit the completed form online, or print and mail to: County Attorney's Office, 200 Baltimore Street, La Plata, Maryland 20646. Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Contact Person Name

Gloria Sawyers

Contact Person Email

[redacted]

Contact Person Phone

[redacted]

Contact Person Address

[redacted]
Bryans Road, Maryland 20616

Proposal Summary (Describe proposal in 1 sentence)

I am submitting an amendment proposal for the Maryland Homeowners Association Act (ACT).

Code References (List any sections/chapters of the Charles County or State Code that you believe would be impacted by the proposal, if known)

Maryland Homeowners Association Act (ACT)

Problem (Describe the problem the proposal addresses)

I am writing to express my concern about the weakness of the Maryland Homeowners Association Act (ACT) (MD Code, section 11B) and the limitless and unchecked power it allows Primary Development Home Owners Associations (HOA) to wheel over related communities. Outside of definitions, currently, there is nothing in the Act that prevents these Primary Development

HOAs from the unbridled collection of association fees, special assessments, or placing liens against the homeowners residing in Related Developments.

Solution (Explain how the proposal addresses the problem).

I am proposing an amendment to the Act that will, with your assistance, control and limit the power of these Primary Development HOAs to operate arbitrarily and capriciously outside the boundaries of their primary development and dictate/communicate directly with homeowners in the related developments without the authority and expressed written consent of the Related Development HOAs.

Organizational Support (List any organizations that would likely be in support of the proposal, even if not confirmed).

South Hampton Townhouse Community -Advocacy emphasizes representing and defending the interests of homeowners and subdivisions.

Proposed Draft Language (Provide draft language for the legislation if you have it).

See attached Amendment to the Maryland Homeowners Association Act

Other Information To Note

Given that the maximum number of documents allowed for upload is two, I will also email my proposal to the commissioner's office

Attachment(s)

Amendment to the Maryland Homeowners Association Act 7-20-2025.docx
South Hampton Townhouse ByLaws - 07-20-2025.pdf

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

July 20, 2025

Commissioner Thomasina O. Coates, M.S. (District 2)
P.O. Box 2150
County Government Building
200 Baltimore Street
LaPlata, MD 20646-2150

Reference: Amendment to the Maryland Homeowners Association Act (ACT)

Dear Commissioner Coates:

My name is Gloria Sawyers, and I am a resident of your district and I need to call your attention to a very serious matter affecting citizens you serve.

The Issue:

I am writing to express my concern about the weakness of the above referenced ACT (MD Code, section 11B) and the limitless and unchecked power it allows Primary Development Home Owners Associations (HOA) to wheel over related communities. Outside of definitions, currently, there is nothing in the Act that prevents these Primary Development HOAs from the unbridled collection of association fees, special assessments, or placing liens against the homeowners residing in Related Developments.

I am proposing an amendment to the Act that will, with your assistance, control and limit the power of these Primary Development HOAs to operate arbitrarily and capriciously outside the boundaries of their primary development and dictate/communicate directly with homeowners in the related developments without the authority and expressed written consent of the Related Development HOAs.

Background

In the South Hampton Development there are two distinct and separate communities with two distinct and separate HOAs: the South Hampton Townhouse Owners Association (SHTHOA) and the South Hampton Homeowners Association (SHHOA). Each HOA has its own distinct and separate websites and management companies.

However, the SHHOA operates as the Primary Development HOA and directly collect annual assessments from Townhouse Owners residing in the Related Development SHTHOA community with no governing authority or control.

1. The practice goes against the SHTHOA governing ByLaws (Article XIII Assessments) that provide that each owner in South Hampton Townhouse Community is obligated to pay to the SHTHOA annual and special assessments…".

2. The Article does not in any way mention or suggest that owners in South Hampton Townhouse Community pay annual and/ special assessments to the SHHOA.
3. In addition to the requirements of Article XIII Assessments, Article VIII Maintenance, (Section 8.02. Association Maintenance) of the SHTHOA ByLaws provide that:

   "The Association may, in the discretion of the Board of Directors, assume additional maintenance responsibilities upon all or any portion of the properties. In such event, all costs of such maintenance shall only be assessed against those owners receiving or benefiting or being served by the additional services."

   The ByLaws does not give or grant authority for another HOA to perform maintenance or make assessments against Townhouse Owners in the SHTHOA.

4. According to the 2024 SHHOA proposed annual budget, an assessment of $70,400 is being collected directly from the Townhouse Owners in the SHTHOA; however, the budget spreadsheet does not provide any details as to what or how the $70,400 will be used or the benefits that the Townhouse owners in the SHTHOA will receive from the assessed amount.

a. The chart below shows the collection of SHHOA Association Fees from SHTHOA owners from 2021 through 2024:

Townhome Assessment Income				
Year	Quarterly Installments	Yearly Assessment	Number of Residents	Total Annual Income
2021	$50	$200	313	$62,600
2022	$52.50	$210	313	$67,200
2023	$55	$220	320	$70,400
2024	$55	$220	320	$70,400
2025	$55	$220	320	$70,400

a1. The chart below shows the benefits (services, supplies, materials, etc.) the Townhome Owners received from the Assessment collected by the SHHOA.

Year of Assessment	Assessments	*Benefit(s)
2021	$62,600	None listed
2022	$67,200	None listed
2023	$70,400	None listed
2024	$70,400	None listed
2025	$70,400	None listed

*Note: No benefits were recorded in the SHHOA annual yearly assessment report for the Townhouse Owners.

b. The chart below shows the Association Fees paid by the SHTHOA owners:

Townhouse Assessment Income				
Year	Quarterly Installments	Yearly Assessment	Number of Residents	Total Annual Income
2021	$202.46	$809.84	320	$259,148.80
2022	$202.46	$809.84	320	$259,148.80
2023	$202.46	$809.84	320	$259,148.80
2024	$202.46	$809.84	320	$259,148.80
2025	$202.46	$809.84	320	$263,148.80

b1. The chart below shows the benefits (services, supplies, materials, etc.), the Townhouse Owners received from the Assessment collected by the SHTHOA.

Year of Assessment	Assessments	*Benefit(s)
2021	$259,148.80	Administrative Expenses, Utilities, Maintenance & Repair, Grounds Maintenance, Reserve Activity
2022	$259,148.80	Administrative Expenses, Utilities, Maintenance & Repair, Grounds Maintenance, Reserve Activity
2023	$259,148.80	Administrative Expenses, Utilities, Maintenance & Repair, Grounds Maintenance, Reserve Activity
2024	$259,148.80	Administrative Expenses, Utilities, Maintenance & Repair, Grounds Maintenance, Reserve Activity
2025	$263,148.80	Administrative Expenses, Utilities, Maintenance & Repair, Grounds Maintenance, Reserve Activity

*Note: The SHTHOA annual assessment reports recorded the benefits identified. See Enclosure 2 and 3 for a list of activities for each category under the Benefit(s) column. The annual budgets reflecting the information in the charts above are enclosed.

The Solution:

To ensure that Primary Development HOAs have limits on their ability to impose arbitrary and uncontrolled assessments directly on the homeowners of Related Developments, an Amendment to the Maryland Homeowners Association Act is attached (see Attachment 1) for your review, consideration, and action.

Summary/Closing

I thank you in advance for moving the amendment through the legislative process and any other action you may take to ensure that the unchecked arbitrary actions and of Primary Development HOAs are brought under control.

If you have questions or need additional information, I am available to assist.

Sincerely,

Gloria Sawyers
5829 Monmouth Court
Bryans Road, MD 20616
(301) 602-9640
gs1112@verizon.net

Enclosures:

1. South Hampton Townhouse ByLaws – 07-20-2025
2. South Hampton Townhouse Owners 2025 Approved Budget
3. South Hampton Homeowners 2025 Approved Budget
4. Article XIII Assessments
5. Article VIII – Maintenance Section 8-02 – Page 1
6. Article VIII – Maintenance Section 8-02 – Page 2

Attachment:

Amendment to the Maryland Homeowners Association Act

Attachment 1

Amendment to the Maryland Homeowners Association Act

Amend Maryland Law *§ 11B-101,* Section 2, Paragraph (k) and (m) of the legislation as follows:

(k) **Primary Development:** Means a development where the homeowners association governs a community of homes that are part of a larger development. A Primary Development HOA may have its own rules, fees, and amenities, but it may also share some common areas and services with other HOAs in a Related Development.

1. A Primary Development may impose assessments on homeowners in a Related Development. Any assessments imposed by the Primary Development HOA on homeowners in a Related Development shall be for services, materials, equipment, or other justifiable benefits not being provided by the HOA in the Related Development.

2. For any such assessments imposed, the Primary Development HOA shall collect all such assessments through the Related Development's HOA and not directly from the homeowners in the Related Development.

3. The Primary Development HOA shall maintain a separate account and records for all such assessments in 1 above, showing the amount collected and the services, materials, equipment, or other benefits derived from the assessments that satisfy the needs of the homeowners in the Related Development. The records shall be made available for the review and retention of the Related Development HOA upon request as established in the ByLaws of the Primary Development HOA.

4. The Primary Development shall ensure that the assessments it impose on a Related Development are fair and proportional to the benefits the homeowners in the Related Development receive.

(m) Related Development: Means a development where the purchasers of a lot pay fees to the homeowners' association (HOA) established by the lot owners in such development, and the HOA shall be responsible for collecting any assessments from its lot owners imposed by the Primary Development HOA.

1. The Related Development HOA shall include in its ByLaws a requirement that it will collect assessments imposed on its homeowners by the Primary Development HOA for

services, materials, equipment, or other justifiable benefits not being provided by the Related Development HOA.

2. The Related Development HOA shall include in its ByLaws language that indicates that all such assessments imposed in 1 above shall be paid by the homeowners to the Related Development HOA and not directly to the Primary Development HOA.

3. The Related Development HOA shall include in its ByLaws language that indicates that the Primary Development HOA will maintain a separate account and records for such assessments imposed in 1 above and that such records will be made available to its homeowners upon written request to the Related Development HOA in accordance with the Primary Development HOA Bylaws.

4. The Related Development HOA shall include in its ByLaws language that indicates it will review all assessments imposed by the Primary Development to ensure that they are fair and proportionate to the benefits the homeowners in the Related Development receive.

[illegible] which are for the benefit, in whole or in part, of other Owners within the Project, then the Owner of such Lot shall promptly, at his expense, repair any damage to such utilities caused by the Owner, his guests or invitees.

(l) The Association, its agents and employees, shall have an irrevocable right and an easement to enter the Lots for the purposes of exercising the rights and fulfilling the obligations established by this Declaration and any Supplementary Declarations recorded hereafter, including, without limitation, the right to maintain and care for the lawn and garden areas situated on any Lot in accordance with this Declaration.

ARTICLE VIII
Maintenance

Section 8.01. Owners' Rights and Responsibilities. Except as otherwise specifically provided in this Declaration, each Owner shall keep each Lot owned by him, and all improvements therein or thereon, in good order and repair and free of debris in a manner and with such frequency as is consistent with good property management and the Community-Wide Standard. In the event an Owner of any Lot in the Property shall fail to maintain the Lot and the improvements situated thereon, the Board of Directors or its agent shall have the right to enter upon said Lot to correct drainage and to repair, maintain and restore the Lot and the exterior of the building and any and all improvements erected thereon. Whenever entry is not required in an emergency situation, the Association shall afford the Owner reasonable notice and an opportunity to cure the problem prior to entry. All costs related to such correction, repair or restoration shall be collectible from the Owner of such Lot in the same manner as assessments as provided in Article V herein.

Section 8.02. Association Maintenance. The Association shall maintain and keep in good order the Common Area, such maintenance to be funded as hereinafter provided. In addition, the Association shall maintain and keep in good repair rights-of-way and entry strips, whether owned as part of a Lot or dedicated for public use, so long as the rights-of-way or entry strips are within or appurtenant or serve or benefit the Project. This obligation shall include, but not be limited to, maintenance, repair and replacement, subject to any insurance then in effect, of all landscaping and all flora, structures and improvements situated upon such areas. The Association shall also maintain any entrance features and signage situated within the Property, or which serves

or is appurtenant to the Community. Such maintenance shall include, but not be limited to, the repair and replacement of such entrance features and signage as determined by the Board of Directors of the Association. The Association shall also be responsible for the maintenance of any retaining or separation walls or fences whether located in the Common Area or on one or more Lots and shall have a perpetual easement over, across and through the Property to perform such maintenance.

The Association may, in the discretion of the Board of Directors, assume additional maintenance responsibilities upon all or any portion of the Properties. In such event, all costs of such maintenance shall be assessed only against those Owners receiving or benefiting or being served by the additional services. This assumption of responsibility may take place either by contract or because, in the opinion of the Board, the level and quality of service then being provided is not consistent with the Community-Wide Standard of the Project. The provision of services in accordance with this Section shall not constitute discrimination within a class.

The Association shall also have the right to enter any Lot, including the dwelling unit located on such Lot, without the consent of the Owner and/or occupant thereof, to conduct any emergency repairs as are necessary for the maintenance and protection of the Common Area and the lawn and garden areas. The costs of such repairs shall be collectible from the Owner of such Lot in the same manner as assessments as provided in Article V herein.

ARTICLE IX
Insurance

Section 9.01. Individual Coverage. By virtue of taking title to a Lot, each Owner covenants and agrees with all other Owners and with the Association that each individual Owner shall carry blanket all risk casualty insurance on the dwelling and all structures located upon the Lot, at a minimum, such coverage shall provide coverage against loss or damage by fire or other hazards in an amount sufficient to cover the full replacement cost of any repair or reconstruction work in the event of damage or destruction from any insured hazard. The Board of Directors of the Association, or its duly authorized agent, shall have the authority to obtain insurance for all or any of the dwellings located on the Property, unless the Owners thereof have supplied proof of adequate coverage to the Board of Directors' satisfaction. Each Owner further covenants and agrees that in the event of a partial loss or damage

agents or attorneys, and to the institutional holder of any first mortgage on any Lot and its duly authorized agents or attorneys, during normal business hours and for purposes reasonably related to their respective interests and after reasonable notice. The Declaration, the Articles of Incorporation and the Bylaws of the Association shall be available for inspection by any member at the principal office of the Association, where copies may be purchased at reasonable cost.

ARTICLE XIII
Assessments

As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the maximum rate permitted by law (or such lesser sum as VA or FHA shall specify if any Lot is insured by FHA or guaranteed by VA), and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs, and reasonable attorneys' fees of any such action shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.

ARTICLE XIV
Corporate Seal

The Association shall have a seal in circular form having within its circumference the words: SOUTH HAMPTON TOWNHOUSE ASSOCIATION, INC., a Maryland non-stock corporation.

ARTICLE XV
Amendments

These Bylaws may be amended, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy, except that if any Lot subject to these Bylaws is then encumbered by a mortgage or deed of trust guaranteed by VA or insured by FHA, then VA and/or FHA (as applicable) shall have the right to veto amendments while there is Class B membership.

SOUTH HAMPTON 2025 BUDGET

GL Account	2025 Budget	Notes
Income		
41010 - Assessment Income	$100,320.00	Based on 228 units x $440.00
41011 - TH-Assessment Income	$70,400.00	Based on 320 units x $220.00
41014 - Admin. Fee Reimbursable	$500.00	Returned check fee billed to homeowner
41017 - Late Notice Fee-Reimbursable	$5,000.00	Late notice fee billed to homeowner
41018 - Legal Referral -Reimbursable	$2,000.00	Legal referral fee billed to homeowner
41019 - Attorney Fees - Reimbursable	$30,000.00	Homeowner recovered attorney fees
41022 - Allowance for Doubtful Accts	-$10,032.00	Based on delinquencies
41300 - Interest Income	$300.00	Interest on bank accounts
TOTAL INCOME	**$198,488.00**	
Expense		
71010 - Bank Charges	$100.00	Up to $15.00 per month
71020 - Office Expense	$6,000.00	Printing, supplies, scans, postage, packets
71022 - Storage	$2,300.00	HOA owned items in storage unit
71023 - Admin. Fee Reimbursable	$500.00	NSF return checks, re-bill fees, etc
71024 - Late Notice Fees-Reimbursable	$5,000.00	Mailed late notices
71025 - Legal Referral-Reimbursable	$2,000.00	Attorney referral for collections
71054 - Interactive Website Expense	$1,600.00	Website hosting
71060 - Insurance	$5,200.00	Insurance policy coverage
71070 - Bad Debt Expense	$3,000.00	Uncollectable accounts per attorney
71092 - Electricity- Streetlights	$11,000.00	Electricity for streetlights
71096 - Trash Removal	$50,178.24	Evergreen $18.34 per SFH unit
71201 - Grounds Maintenance	$22,000.00	Common area maintenance
71210 - Trees/Other Grounds Maintenance	$3,300.00	Tree trimming/other grounds maintenance
71402 - Mosquito Spraying	$2,000.00	Mosquito spraying of common areas
71500 - Social Expense	$4,000.00	Social events
71610 - Repair/Maintenance	$9,000.00	Repairs and maintenance
71801 - Legal Expense	$1,200.00	Legal opinion/document review
71802 - Attorney Fees-Reimburseable	$30,000.00	Collections cost
71803 - Management Expense	$17,979.00	Management services fee
71804 - Accounting Expense	$1,740.00	CPA prepared taxes and audit
71812 - Court Appearances	$500.00	Witness to attend collections cases
72000 - Reserve Fund Contribution	$19,890.76	Contribution for future repairs/replacements
TOTAL EXPENSE	**$198,488.00**	

2025 SINGLE FAMILY HOMES ASSESSMENT - $440.00
Quarterly payments of $110.00 due on January 15th, April 15th, July 15th and October 15th 2025

A Late Notice Fee of $15.00 is charged 30 days from due date if payment isn't received. If payment isn't received by the due date, the full remaining balance becomes delinquent after 60 days and your account will be turned over to the association's collections attorney. Additional legal costs will be incurred.

2025 TOWNHOMES ASSESSMENT - $220.00
Quarterly payments of $55.00 due on January 15th, April 15th, July 15th and October 15th 2025

Any homeowner who has an unpaid balance due from any prior year (including assessments, late charges, interest or collection costs and attorney's fees), will not be afforded the option (which is not a right but, rather, a courtesy afforded by the Association to Members in good standing) of paying their new assessments in installments. The entire annual assessment is fully due and payable on or before January 31st. Additionally, the Association's accounting rules conforms to the standard business accounting principle of applying all payments to the oldest debt. Therefore, any monies received in the current year will be applied to the oldest year for which you are delinquent, not the most recent year.

MEINC HOAM

Annual Budget

South Hampton Townhouse Associatio

2025 Approved

Account		Year 2025 Approved $202.46/Qtr
INCOME		
Assessment Income		
	Homeowner Dues Income	259,148.80
	Late Fee Income	3,000.00
	Arch Fees Income	500.00
	NSF	0.00
	Collections Cost Income	0.00
	Legal Fees Income	500.00
	Owner Interest	0.00
	Parking Pass Replacement	0.00
Total OPERATING INCOME		**263,148.80**
EXPENSES		
Administrative Expenses		
	Administrative Fees	600.00
	Audit and Accounting	2,575.00
	Bad Debt Expense	38,872.32
	Bank Service Charges	100.00
	Insurance	10,250.00
	Legal - General	1,000.00
	Legal - Small Claims	6,000.00
	Management Contract	47,653.80
	Meeting Expenses	0.00
	Office Supplies	200.00
	Postage and Delivery	1,200.00
	Printing and Copying	3,000.00
	Reserve Study	0.00
	Taxes	0.00
	Trash Pickup Contract	59,520.00
	Website Hosting & Admin	0.00
Total Administrative Expenses		**170,971.12**
Utilities		
	Electric	7,200.00
Total Utilities		**7,200.00**
Maintenance & Repairs		
	Electrical/Lighting Rep/Maint	500.00
	Fence Rep/Maint	1,000.00
	General Repairs and	5,000.00
	Playground Rep/Maint	500.00
	Road/Walkway Rep/Maint	1,000.00
	Signage Rep/Maint	300.00
Total Maintenance & Repairs		**8,300.00**
Grounds Maintenance		
	Grounds Maintenance	3,000.00
	Landscaping (Contracted)	45,898.00
	Snow Removal	10,000.00
	Storm Water Management	5,000.00
	Trash Removal	0.00
	Tree Removal/Pruning	3,500.00
Total Grounds Maintenance		**67,398.00**
Reserve Activity		
	Budgeted Reserve Contribution	9,279.68
Total Reserve Activity		**9,279.68**
Total OPERATING EXPENSE		**263,148.80**
Net - Operating Totals		**0.00**

The Board of Commissioners support limiting this proposal to filling vacancies for Board of Commissioners with a special election, and not for the other elected offices herein referenced.

Special Election legislative proposal summary:

- If a Commissioner, the Sheriff , or State's Attorney vacates their office during a term a special election shall be held to fill the vacancy.
    - A special election for Commissioner, Sheriff, or State's Attorney shall be held within 180 days after a vacancy.
    - If a vacancy occurs within 180 days of a presidential primary election, the election to fill the vacancy shall be added to the general election ballot.
    - If a vacancy occurs within 180 days of a gubernatorial primary election, the Central Committee representing the political party of the vacated Commissioner, Sheriff, or State's Attorney shall appoint someone, within 60 days, to serve the remainder of the term.
        - For the purpose of term limits, the appointed Commissioner shall be seen as serving one term.
        - The appointed Commissioner, Sheriff, or State's Attorney shall be prohibited from running for the seat they have been appointed to in the upcoming gubernatorial election.
        - Any person who has filed as a candidate for the Commissioner, Sheriff, or State's Attorney shall be prohibited from being appointed.

Outlook

NEW SUBMISSION Legislation Proposal - County Attorney

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Sat 8/2/2025 12:16 AM
To Danielle E. Mitchell <MitchelD@charlescountymd.gov>; County Attorney <coattorney@charlescountymd.gov>

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Legislation Proposal - County Attorney

Submission #: 4232835
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Survey Time: 9 minutes, 13 seconds

You have a new online form submission.
Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Legislative Proposals

Questions or More Information 301-645-0555

This form should be used to submit legislative proposals for amendments, additions, or deletions to the Charles County Code or State of Maryland Code. Please submit the completed form online, or print and mail to: County Attorney's Office, 200 Baltimore Street, La Plata, Maryland 20646. Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Contact Person Name

Mike Moses

Contact Person Email

[redacted]

Contact Person Phone

[redacted]

Contact Person Address

[redacted]
Charles County, Waldorf, MD 20601

Proposal Summary (Describe proposal in 1 sentence)

Veterans Claims Predator Law

Code References (List any sections/chapters of the Charles County or State Code that you believe would be impacted by the proposal, if known)

N/A

Problem (Describe the problem the proposal addresses)

Non Accredited/Certified individuals charging $$ to Veterans to initiate an Intent to file.

Solution (Explain how the proposal addresses the problem).

Related to veterans' benefits assistance; puts limits on compensation; terms of engagement; written disclosure; outlines prohibitions; requires a background check, documentation; complaint process. Must completeTraining, Responsibility, Involvement, and Preparation of Claims (TRIP) course and any. Any such compensation may not exceed the lesser of four times the amount of the monthly increase in benefits awarded based on the claim of $12,500, and must be paid out according to the specific terms agreed to by both parties in accordance with subparagraph.A provider who advises, assists, or consults on veterans' benefits matters for compensation shall provide the following disclosure, both orally and in writing, before entering into a business relationship with an individual.

Organizational Support (List any organizations that would likely be in support of the proposal, even if not confirmed).

Other federally chartered veterans' service organizations include Disabled American Veterans (DAV), Veterans of Foreign Wars (VFW), and the National Association for Black Veterans (NABVETS). Other organizations, including, but not limited to the Office of Veterans Affairs, a local veterans' service organization, and other federally chartered veterans' service organizations, may be able to provide you with this service free of charge.

Proposed Draft Language (Provide draft language for the legislation if you have it).

This business is not sponsored by or affiliated with the Florida Department of Veterans' Affairs, the United States Department of Veterans Affairs, or any other federally chartered veterans' service organization. Other organizations, including but not limited to the Florida Department of Veterans' Affairs, local veterans' service organizations, and other federally chartered veterans' service organizations, may be able to provide you with this service free of charge. Any of these organizations does not necessarily endorse products or services offered by this business. You may qualify for other veterans' benefits beyond the benefits for which you are receiving services here. The written disclosure must appear in a legible font in at least 12-point type immediately above the signature line. It must be signed by the individual to signify that he or she understands the oral and written disclosures' provisions. The provider shall retain a copy of the written disclosure while providing veterans'

Other Information To Note

Attachment(s)

2025_CLAIM PREDATOR LAW ANALYSIS (2) (1).pdf

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

CLAIM PREDATOR LAW ANALYSIS

In Order of Year Passed

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CLAIM PREDATOR LAW ANALYSIS

In Order of Year Passed

Washington State Senate Bill 6208, signed into law in August 2014

Intent of the legislature in passing the bill is to restrict how individuals receive compensation and remuneration for providing assistance with veterans' benefit-related services and to encourage certain disclosures from individuals offering veterans' benefit-related services. It adds a new chapter to Title 19 RCW.

Definition: "Compensation:" money, property, or anything else of value, which includes, but is not limited to, exclusive arrangements or agreements for the provision of services or the purchase of products.

Definition: "Person:" includes, where applicable,, natural persons, corporations, trust, unincorporated associations, and partnerships.

Definition: "Trade or commerce:" includes the marketing or sale of assets, goods, or services, or any commerce directly or indirectly affecting the people of the state of Washington.

Definition: "Veterans' benefit matter:" any preparation, presentation, or prosecution of a claim affecting a person who has filed or has expressed an intention to file an application for determination of payment, service, commodity, function, or status, entitlement to which is determined under laws administered by the United States Department of Veterans Affairs or the Washington state department of veterans affairs pertaining to veterans, dependents, and survivors.

Regulation of Conduct (actions):

A person may not engage in the following acts or practices:

1) Receiving compensation for advising or assisting another person with a veterans' benefit matter, except as permitted under Title 38 of the United States Code;
2) Using financial or other personal information gathered in order to prepare documents for, or otherwise represent the interests of, another in a veterans' benefit matter for purposes of trade or commerce;
3) Receiving compensation for referring another person to a person accredited by the United States Department of Veterans Affairs;
4) Representing, either directly or by implication, either orally or in writing, that the receipt of a certain level of veterans' benefits is guaranteed.

Regulation of Conduct (disclosure):

1) It is unlawful for any person to advertise or promote any event, presentation, seminar, workshop, or other public gathering regarding veterans' benefits or entitlements that does not include the following disclosure: *"This event is no sponsored by, or affiliated with, the United States Department of Veterans Affairs, the Washington State Department of Veterans Affairs, or any other congressionally chartered or recognized organization of honorably discharged members of the Armed Forces of the United States or any of their auxiliaries. Products or services that may be discussed at this event are not necessarily endorsed by those organizations. You may qualify for benefits other than or in addition to the benefits discussed at this event."*
2) The disclosure required by subsection (1) of this section must be in the same type size and font as the term "veteran" or any variation of that term as used in the event advertisement or promotional materials.

3) The disclosure required by subsection (1) of this section must be disseminated, both orally and in writing, at the beginning of any event, presentation, seminar, workshop, or other public gathering regarding veterans' benefits or entitlements.
4) The disclosure required by subsection (1) of this section does not apply where the United States Department of Veterans Affairs, the Washington State Department of Veterans Affairs, or any other congressionally chartered or recognized organization of honorably discharged members of the armed forces of the United States or any of their auxiliaries have granted written permission to the advertiser or promoter for the use of its name, symbol, or insignia to advertise or promote such events, presentations, seminars, workshops, or other public gatherings. The disclosure required by subsection (1) of this section also does not apply where the event, presentation, seminar, workshop, or gathering is part of an accredited continuing legal education course.

Further provisions:

Nothing in this chapter applies to officers, employees, or volunteers of the state, of any county, city, or other political subdivision, or of a federal agency of the United States, who are acting in their official capacity.

If any provision of this act or its application to any person or circumstance is held invalid, the remainder of the act or the application of the provision to other persons or circumstances is not affected.

Iowa Amendment to Section 35A.5, Code 2015, effective April 24, 2015

Requires disclosures by private providers of veterans benefits services including penalties

Amended the Code by adding the following:

In coordination with the county commissions of veterans affairs, develop a written disclosure statement for use by private providers of veterans benefits services under section 546B.3. At a minimum, the written disclosure statement shall include a signature line, contact information for the department, and a statement that veterans benefits services are offered at no cost by federally chartered veteran service organizations and by county commission of veteran affairs offices, as maintained pursuant to section 35B.6.

Definition: Amended the Code by adding "**Veterans benefits services:**" services which a veteran, or a family member of a veteran, might reasonably utilize in order to obtain federal, state, or county veterans benefits.

Definition: "Written disclosure statement:" written disclosure statement developed by the department of veterans affairs pursuant to section 35A.5, subsection 18.

Regulation of Conduct: Veterans benefits services disclosure requirements civil penalties.

1. A person who provides veterans benefits services in exchange for compensation shall provide a written disclosure statement to each client or prospective client. Before a person enters into such an agreement to provide veterans benefits services or accepts money or any other thing of value for the provision of veterans benefits services, the person must obtain the signature of the client on a written disclosure statement containing an attestation by the client that the client has read and understands the written disclosure statement.
2. A person who violates the provisions of this section is subject to a civil penalty not to exceed one thousand dollars for each violation. Civil penalties shall be assessed by the district court in an action initiated by the attorney general. For the purposes of computing the amount of each civil penalty, each service provided by the person constitutes a separate violation. Additionally, the attorney general may accept a civil penalty as determined by the attorney general in settlement of an investigation of a violation of this section regardless of whether an action has been filed pursuant to this section. Any civil penalty recovered shall be deposited in the veterans trust fund created in section 35A.13.

Michigan HB-5015, signed into law as Public Act 138 of 2017

The bill amended the Michigan Consumer Protection Act to address certain issues related to consumer protection, in particular, in connection with providing or offering to provide a veterans' benefit service to a veteran or a family member of a veteran.

Regulation of Conduct (disclosure): An individual who is engaged in trade or commerce shall not do any of the following in connection with providing or offering to provide a veterans' benefit service to a veteran or a family member of a veteran:

(A) When meeting with the veteran or family member, fail to provide written notice to the veteran or family member of all of the following:
(i) that the individual is not affiliated with a veterans' agency or organization.
(ii) that the veterans' benefit service is available free of charge from a veterans' agency or organization.
(iii) that the veteran may qualify for benefits other than or in addition to the benefits the veteran or family member may obtain if the individual is engaged to provide the veterans' benefit service.
(iv) that receipt of a certain level of veterans benefits is not guaranteed if the individual is engaged to provide the veterans' benefit service.

(B) When meeting with the veteran or family member, fail to verbally review the written notice required under subdivision (A) with the veteran or family member.

All of the following apply to the notice required under subsection (1):

(A) The written notice must be in the same type size and font as the term "veteran" or any variation of that term used by the individual in any advertisement or promotional materials published by the individual in connection with his or her business.
(B) The individual must provide the written and verbal notice at the beginning of the meeting with the veteran or family member of a veteran and may request that the veteran or family member sign a for acknowledging that he or she received and understands the contents of the notice.

The above does not apply to "an individual who is an officer, employee, or volunteer of this state, of any county, city, or other political subdivision or this state, or of a federal agency of the United States and is acting in his or her official capacity." It also doesn't apply to "an individual who has written permission from a veterans' agency or organization to provide or offer to provide the veterans' benefit service on its behalf and presents that written permission to the veteran or family member when he or she meets with a veteran or family member of a veteran to discuss the veterans' benefit service.

Definition: "Veterans' agency or organization:" the United States Department of Veterans Affairs, the Department of Military and Veterans Affairs, the Michigan Veterans Affairs Agency, or any other congressionally chartered or recognized organization of honorably discharged members of the Armed Forces of the United States or auxiliary of that organization.

Definition: "Veterans' benefit service:" any of the following – preparation, presentation, or prosecution of a claim affecting an individual who has filed or has expressed an intention to file an application for veteran, dependent, or survivor pension or medical benefits under laws administered by the United States Department of Veterans Affairs or the Department of Military and Veterans Affairs pertaining to veterans, dependents, and survivors; advice or representation concerning the preparation, presentation, or prosecution of a claim described in the above.

State of New York, Senate Bill 4807, signed into law in August 2019

Is known and cited as the "pension poaching prevention act." The intent of the bill is to "restrain this harmful and deceptive practice within New York State, providing necessary protections to the men and women of this state who courageously served in our nation's armed forces." All the below is in section 349-f of New York's general business law.

Definition: "Veterans' benefits matter:" the preparation, presentation, or prosecution of any claim affecting any person who has filed or expressed an intent to file a claim for any benefit, program, service, commodity, function, or status, entitlement which is determined under the laws and regulations administered by the United States Department of Veterans Affairs or the New York state division of veterans' affairs pertaining to veterans, their dependents, their survivors, and any other party eligible for such benefits.

Definition: "Compensation:" money, property, or anything else of value.

Definition: "Entity:" includes, but is not limited to, any natural person, corporation, trust, partnership, alliance, or unincorporated association.

Regulation of Conduct (actions):

a) No entity shall receive compensation for advising or assisting any party with any veterans' benefits matter, except as permitted under title 38 of the United States code and the corresponding provisions within title 38 of the United States code of federal regulations.
b) No entity shall receive compensation for referring any party to another individual to advise or assist this party with any veterans' benefits matter.
c) Any entity seeking to receive compensation for advising or assisting any party with any veterans' benefits matter shall, before rendering any services, memorialize all terms regarding the party's payment of fees for services rendered in a written agreement, signed by both parties, that adheres to all criteria specified within title 38 section 14.636, of the United States code of federal regulations.
d) No entity shall receive any fees for any services rendered before the date on which a notice of disagreement is filed with respect to the party's case.
e) No entity shall guarantee, either directly or by implication, that any party is certain to receive specific veterans' benefits or that any party is certain to receive a specific level, percentage, or amount of veterans' benefits.
f) No entity shall receive excessive or unreasonable fees as compensation for advising or assisting any party with any veterans' benefits matter. The factors articulated within title 38, section 14.636 of the code of federal regulations shall govern determinations of whether a fee is excessive or unreasonable.

Regulation of Conduct (disclosure):

a) No entity shall advise or assist for compensation any party with any veterans' benefits matter without clearly providing, at the outset of this business relationship, the following disclosure, both orally and in writing: *"this business is not sponsored by, or affiliated with, the United States Department of Veterans Affairs, the New York state division of veterans' affairs, or any other congressionally chartered veterans service organization. Other organizations, including but not limited to the New York state division of veterans' affairs, your local county veterans service agency, and other congressionally chartered veterans service organizations, may be able to provide you with this service free of charge. Products or services offered by this business are not necessarily endorsed by any of these organizations. You may qualify for other veterans' benefits beyond the benefits for which you are receiving services here."* The written disclosure must appear in at least twelve-point font and must appear in a readily noticeable and identifiable place in the entity's agreement with the party seeking services. The party must verbally acknowledge

understanding of the oral disclosure and must provide his or her signature to represent understanding of these provisions on the document in which the written disclosure appears. The entity offering services must retain a copy of the written disclosure while providing veterans' benefits services for compensation to the party and for at least one year after the date on which this service relationship terminates.

b) No entity shall advertise for-compensation services in veterans benefits matters without including the following disclosure: *"this business is not sponsored by, or affiliated with, the United States Department of Veterans Affairs, the New York state division of veterans' affairs, or any other congressionally chartered veterans service organization. Other organizations, including but not limited to the New York state division of veterans' affairs, your local county veterans service agency, and other congressionally chartered veterans service organizations, may be able to provide you with these services free of charge. Products or services offered by this business are not necessarily endorsed by any of these organizations. You may qualify for other veterans' benefits beyond the services that this business offers."* If the advertisement is printed, including but not limited to advertisements visible to internet users, the disclosure mut appear in a readily visible place on the advertisement. If the advertisement is verbal, the spoken statement of the disclosure must be clear and intelligible.

Further provisions:

a) Any violation of this section shall constitute a deceptive act in the conduct of business, trade, or commerce, and shall be subject to the provisions of section three hundred forty nine of this article, including any right of action and corresponding penalties described within such section.

b) If any entity's violation of this section concerns a party who is sixty-five years of age or older, said entity may be liable for supplemental civil penalties as established within, and subject of the terms of, section three hundred forty-nine-c of this article.

If any clause, sentence, paragraph or part of this section or the application thereof shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph or part thereof directly involved in the controversy in which such judgment shall have been rendered.

Nevada Assembly Bill 316 (A.B. 316), effective May 29, 2021

Requires the disclosure of certain information concerning certain events and services relating to benefits or entitlements for veterans; creating a cause of action for certain violations of such requirements; providing a civil penalty; and providing other matters properly relating thereto.

Regulation of Conduct: Section 2 added to Chapter 417 of NRS:

1. Any person who advertises or promotes any event or other public gathering relating to benefits or entitlements for veterans shall, at the beginning of the event or other public gathering, make an oral announcement and provide to each attendee a written disclosure. The oral announcement and written disclosure must be in the following form:

> *This event is not sponsored by, or affiliated with, the United States Department of Veterans Services or any congressionally chartered or recognized organization of honorable discharged members of the Armed Forces of the United States. Products or services that may be discussed at this event are not necessarily endorsed by those organizations. You may qualify for benefits other than or in addition to the benefits discussed at this event.*

2. Any person who advertises or promotes services to represent or assist veterans in matters relating to benefits or entitlements for veterans, shall provide a disclosure on all materials used to advertise or promote those services in the following form:

> *No compensation may be received by any person advising or assisting another person with a matter relating to veterans' benefits except as authorized under Title 38 of the United States Code. Veterans' benefit services are offered at no cost by federally chartered veteran service organizations and accredited veteran service officers. The services being offered are not provided by or affiliated with the United States Department of Veterans Affairs or any other governmental agency or recognized veterans services organization. You may qualify for benefits other than or in addition to benefits obtained by the services offered.*

3. Any written disclosure made pursuant to this section must be conspicuous and appear in the same type face and font as the largest use of the term "veteran" or any similar term that appears in the advertising or promotional material containing the written disclosure.

4. The requirements of this section do not apply to:
   a. Any congressionally chartered or recognized organization of honorably discharged members of the Armed Forces of the United States or any affiliate of such an organization;
   b. Any person who has obtained written permission from the United States Department of Veterans Affairs, the Department of Veterans Services or any other organization described in paragraph a. to use the name, symbol or insignia of the agency or organization to promote any event or other public gathering relating to benefits or entitlements for veterans;
   c. An event or other public gathering that is part of a course or program of continuing education for an attorney; or
   d. The owner or personnel of any medium in which an advertisement appears or through which an advertisement is disseminated.

Definition: In section 5, "advertise:" use any written or printed communication, directory listing or a radio, television, computer network or similar airwave or electronic transmission to solicit or promote services relating to benefits or entitlements for veterans. The terms do not include any printing or writing used on a building, uniform or badge for identification purposes or used in a memorandum or other communication in the ordinary course of business that does not solicit or promote services relating to benefits or entitlements for veterans.

Regulation of Conduct in Section 3:

1. Any person who provides services to obtain veterans' benefits in exchange for compensation shall provide written disclosure in the form prescribed pursuant to subsection 2 and obtain the signature from a client or prospective client before entering into an agreement for such services.
2. The Department shall prescribe the form for such written disclosure. The form must include, without limitation:
    a. A signature line;
    b. An attestation that the client has read and understands the written disclosure;
    c. The contact information for the Department; and
    d. A statement that services for veterans' benefits are offered at no cost by service organizations that are federally chartered and veterans services officers.

Definition: In section 3, "**services to obtain veterans' benefits**:" services that a veteran or an agent of a veteran uses to obtain federal, state or other benefits or entitlements for veterans.

Any civil penalty collected to be deposited in the State's Gift Account for Veterans.

Illinois Public Act 102-0386, effective January 1, 2022

Amended the Consumer Fraud and Deceptive Business Practices Act by adding below.

Deceptive practices targeting veterans and military members.

Definition: "**Veteran or military benefits services:**" any services offered or provided to a veteran, military member, or family member who is enrolled to receive benefits under federal, State, or local law, policy, or practice as a result of, at least in part, qualifying military service. Such services include assistance in obtaining benefits, increasing benefits, or appealing a decision related to obtaining or increasing benefits.

Definition: "**Veteran's services disclosure:**" providing, in upper case type in size at least as large as the typed size of the written communication or by voice-over, the following statement: *"VETERAN AND MILITARY BENEFITS SERVICES ARE AVAILABLE FREE OF CHARGE FROM COUNTY VETERAN SERVICE OFFICERS, THE ILLINOIS DEPARTMENT OF VETERANS AFFAIRS, AND FEDERALLY CHARTERED VETERAN SERVICE ORGANIZATIONS. TO LEARN MORE, CONTACT THESE ORGANIZATIONS OR THE ILLINOIS ATTORNEY GENERAL'S OFFICE AT 1-800-382-3000."*

Regulation of Conduct: Unlawful practice within the meaning of this Act for any person providing veteran or military benefits services to:

1) Fail in any advertising to conspicuously disclose a veteran's services disclosure when veteran or military benefits services are provided in exchange for a benefit or thing of value.
2) Fail to obtain, or to obtain a pending application for, all veteran or military benefits services qualifications, certifications, and accreditations required under State or federal law.
3) Fail, when acting as a fiduciary for a veteran receiving benefits, to meet the responsibilities of fiduciaries under 38 CFR 13.140.
4) Fail, when providing representation before the United States Department of Veterans Affairs, to meet the standards of conduct under 38 CFR 14.632.
5) Charge fees or expenses in violation of 38 CFR 14.636 or 14.637.

Louisiana Preserving Lawful Utilization of Services for Veterans Act (SB159), effective June 3, 2024

Relative to services for veterans, the Act provides for restrictions on services provided to veterans for compensation; definitions; disclosures; relative for violations; and for related matters.

Definition: "Compensation:" any money, thing of value, or economic benefit conferred on, or received by, any person in return for services rendered, or to be rendered, by a person.

Definition: "Person:" any natural person, corporation, trust, partnership, incorporated or unincorporated association, or any other legal entity.

Definition: "Veterans' benefits matter:" the preparation, presentation, or prosecution of any claim affecting any person who has filed or expressed an intent to file a claim for any benefit, program, service, commodity, function, status, or entitlement to which is determined to pertain to veterans, their dependents, their survivors,, or any other individual eligible for such benefits under the laws and regulations administered by the United States Department of Veterans Affairs or the Louisiana Department of Veterans Affairs.

Regulation of Conduct (limits on compensation):

1) No person shall receive compensation for referring any individual to another person to advise or assist the individual with any veterans' benefits matter.
2) No person shall receive any compensation for any services rendered in connection with any claim filed within the one-year presumptive period of active-duty release.
3) No person shall receive any compensation for any services rendered in connection with any claim for pension benefits.

A person seeking to receive compensation for advising, assisting, or consulting with any individual in connection with any veterans' benefits matter shall,

- before rendering any services, memorialize the specific terms under which the amount to be paid will be determined in a written agreement signed by both parties.
- Compensation must be purely contingent upon an increase in benefits awarded, and if successful, compensation shall not exceed five times the amount of the monthly increase in benefits awarded based on the claim.
- Compensation shall not exceed twelve thousand five hundred dollars or an amount established by federal law, whichever is less.
- No initial or nonrefundable fee shall be charged by a person advising, assisting, or consulting an individual on a veterans' benefits matter.
- No interest shall be charged on any payment plans agreed to by the parties.

Prohibitions:

A person seeking to receive compensation for advising, assisting, or consulting with any individual with any veterans' benefits matter shall not utilize a medical professional with whom it has an employment or business relationship for a secondary medical exam.

No person shall guarantee, either directly or by implication, a successful outcome or that any individual is certain to receive s specific level, percentage, or amount of veterans' benefits.

Death of a Veteran Claimant:

In the event that a veteran claimant dies prior to a claim being processed, any expected compensation shall be waived and no charge, fee, or debt shall be collected. Any payment plan for services rendered shall be terminated immediately.

Disclosure:

No person shall advise, assist, or consult for compensation with any individual concerning any veterans' benefits matter without clearly providing at the outset of the business relationship the following disclosure both orally and in writing:

> *"This business is not sponsored by, or affiliated with, the United States Department of Veterans Affairs or the Louisiana Department of Veterans Affairs, or any other federally chartered veterans' service organization. Other organizations including but not limited to the Louisiana Department of Veterans Affairs, a local veterans' service organization, and other federally chartered veterans' service organizations may be able to provide you with this service free of charge. Products or services offered by this business are not necessarily endorsed by any of these organizations. You may qualify for other veterans' benefits beyond the benefits for which you are receiving services here."*

The written disclosure shall appear in at least twelve-point font and shall appear in a readily noticeable and identifiable place in the person's agreement with the individual seeking services. The disclosure shall direct the individual seeking services to the nearest Veterans Service Office, with appropriate address and contact information for that office. The individual shall verbally acknowledge understanding of the oral disclosure and sign the document in which the written disclosure appears to represent understanding of these provisions. The person offering services shall retain a copy of the written disclosure while providing veterans' benefits services for compensation to the individual and for at least one year after the date on which the service relations terminate.

Regulation of Conduct (business prohibitions):

Businesses engaging in the preparation of an initial claim or appeal of a disability rating for a fee shall not do any of the following:

1) Utilize international call center or data centers for processing veterans personal information.
2) Gain direct access to any personal medical, financial, or government benefits log-in, username, or password information.
3) Gain direct access to any personal medical, financial, or government benefits log-in, username, or password information.

A violation of the provisions of this Section shall constitute an unfair, false, misleading, or deceptive act or practice in the conduct of trade or commerce under Louisiana's Unfair Trade Practices and Consumer Protection Laws.

Regulation of Conduct (reporting requirements):

An entity assisting veterans with their initial disability claims as prescribed within this Section shall, within one hundred twenty days of the request, provide on an annualized basis of all of the following data to the Department of Veterans Affairs:

1) Aggregate number of serviced in the state.
2) Number of claims approved, denied, pending.
3) Average claim return time.
4) Number of clients who received a successful increase who have previously assigned "agent of record".
5) Data provided shall exclude any items of personal financial, medical, or other data deemed confidential, business privileged, or HIPAA protected information.

Florida SB-910, signed into law and effect on June 6, 2025

Related to veterans' benefits assistance; puts limits on compensation; terms of engagement; written disclosure; outlines prohibitions; requires a background check, documentation; complaint process.

Definition: "specified agency:" adds the state's Department of Veterans' Affairs to the list, enabling the Department to conduct "state and national criminal history background screening on persons who work with children or persons who are elderly or disabled.

Definitions for Assisting in veterans' benefits matters:

"Compensation:" payment of any money, thing of value, or economic benefit conferred on or received by a person in return for services rendered or to be rendered.

"Provider:" an entity or individual assisting veterans with veterans' benefits matters.

"Veteran:" same meaning as FL s. 1.01 (14) and includes eligible peacetime service as defined in FL s. 296.02.

"Veterans' benefits matter:" preparation, presentation, or prosecution of a veteran's claim, or a claim by the veteran's spouse, dependent child, or any other individual eligible for any benefit, program, service, commodity, function, status, or entitlement under the laws and regulations administered by the Department of Veterans' Affairs or the United States Department of Veterans Affairs.

Limits on Compensation; terms of engagement; written disclosure:

A person may not receive compensation for referring an individual to a provider who will advise, assist, or consult with the individual regarding any veterans' benefits matter.

A provider may receive compensation for services rendered in connection with a claim filed within the 1-year presumptive period after active-duty release as determined by the United States Department of Veterans Affairs only if the veteran acknowledges, by signing a waiver, that he or she is within the presumptive period and is choosing to deny the free services available to him or her.

A provider seeking compensation for advising, assisting, or consulting with an individual regarding any veterans' benefits matter must, before rendering services, enter into a written agreement, signed by both parties, which:

1. Memorializes the specific terms under which the compensation will be determined; and
2. Provides that compensation for such services is contingent upon securing an increase in benefits awarded as a direct result of such services. Any such compensation may not exceed the lesser of four times the amount of the monthly increase in benefits awarded based on the claim of $12,500, and must be paid out according to the specific terms agreed to by both parties in accordance with subparagraph 1.

Disclosure requirements:

A provider who advises, assists, or consults on veterans' benefits matters for compensation shall provide the following disclosure, both orally and in writing, before entering into a business relationship with an individual:

This business is not sponsored by or affiliated with the Florida Department of Veterans' Affairs, the United States Department of Veterans Affairs, or any other federally chartered veterans' service organization. Other organizations, including, but not limited to, the Florida Department of Veterans' Affairs, a local veterans' service organization, and other federally chartered veterans' service organizations, may be able to provide you with this service free of charge. Products or services offered by this business are not necessarily endorsed by any of these organizations. You may qualify for other veterans' benefits beyond the benefits for which you are rec services here.

The written disclosure must appear in a clearly legible font in at least 12-point type immediately above the signature line and must be signed by the individual to signify that he or she understands the oral and written disclosures' provisions. The provider shall retain a copy of the written disclosure while providing veterans' benefits services to the individual for compensation and for at least 6 years after the date on which the services provided under the agreement terminate.

A provider who advises, assists, or consults on a veterans' benefits matter may not charge an initial or nonrefundable fee. Any charge for interest on any payment plan agreed to by the parties is prohibited.

Death of a Veteran Claimant: If a veteran claimant dies before a claim is processed:

a) Any expected compensation must be waived and a charge, fee, or debt may not be collected;
b) Any payment plan for services rendered must be terminated immediately.

Prohibitions:

A provider may not guarantee, either directly or by implication, a successful outcome or that an individual is certain to receive specific veterans' benefits or a specific level, percentage, or amount of veterans' benefits.

A provider who advises, assists, or consults on veterans' benefits matters for compensation:

1. May not use an international call center or data center to directly solicit a veteran to enter into a business relationship with the provider or process a veteran's personal information.
2. May not use a veteran's personal log-in, username, or password information to access the veteran's medical, financial, or government benefits information.
3. May not employ a medical provider to conduct a secondary medical examination of the veteran.

Background screening: A provider must ensure that all individuals who directly assist a veteran in a veterans' benefits matter complete a level 2 background screening that screens for any offenses identified in (FL codes) or before entering into any agreement with a veteran for veterans' benefits matters.

An individual must submit a full set of fingerprints to Florida's Department of Law Enforcement or to a vendor, entity, or agency authorized by Florida, which must forward the fingerprints to the Department for state processing.

The Department of Veterans' Affairs shall transmit the background screening results to the provider, which results must indicate whether an individual's background screening contains any of the offenses listed in this subsection.

Fees for state and federal fingerprint processing must be borne by the provider or individual. This subsection does not imply endorsement, certification, or regulation of providers by the Department of Veterans' Affairs.

Documentation: Provider must provide copies of all fully executed documents required by subsection (2) to the veteran being assisted in the veterans' benefits matters and maintain a copy of all fully executed documents for 6 years.

Complaint: If a veteran who receives services from a provider under this section in return for compensation files a complaint with the Consumer Protection Division of the Office of the Attorney General based on alleged absence of good faith as defined in (Florida Code), and if such veteran does not receive a monthly monetary increase as a direct result of such provider's services, the provider may not receive compensation for any services provided to such individual before the resolution of the complaint.

Penalties: A violation constitutes a violation of the Florida Deceptive and Unfair Trade Practices Act under part II of the (chapter of FL Code). Violators may be subject to penalties provided in that part, including (under FL Code) for violations against a military servicemember or his or her spouse or dependent child.

Construction: This section may not be construed as applying to, limiting, or expanding the requirements imposed on agents or employees of the Department of Veterans' Affairs or agents or attorneys accredited by the United States Department of Veterans Affairs and regulated by that agency.

Outlook

[Draft] Fw: [External] *NEW SUBMISSION* Legislation Proposal - County Attorney

From

Draft saved Thu 8/28/2025 4:14 PM

Legislative Proposals

Questions or More Information 301-645-0555

This form should be used to submit legislative proposals for amendments, additions, or deletions to the Charles County Code or State of Maryland Code. Please submit the completed form online, or print and mail to: County Attorney's Office, 200 Baltimore Street, La Plata, Maryland 20646. Please attach responses to questions that require additional space to answer and indicate the question number on the attachment.

Contact Person Name

Board of Education of Charles County Superintendent Maria Navarro

Contact Person Email

eschwartz@ccboe.com

Contact Person Phone

[redacted]

Contact Person Address

Eric Schwartz, Staff Attorney, Charles County Public Schools
P.O. Box 2770
LaPlata,Maryland 20646

Proposal Summary (Describe proposal in 1 sentence)

The higher education scholarship provided to the Student Member of the Board of Education of Charles County would be increased from $1,000 to $5,000 to more accurately compensate for the time commitment for the one year of public service.

Code References (List any sections/chapters of the Charles County or State Code that you believe would be impacted by the proposal, if known)

Section 3-503 of the Education Article, Annotated Code of Maryland.

Problem (Describe the problem the proposal addresses)

The current scholarship provided to the Student Member of the Board of Education is $1,000. This minimal compensation does not reflect proper recognition for the amount of time dedicated by the student to the role of Student Member of the Board, including the many hours spent preparing for and attending Board meetings, and countless hours of time taken up in meetings with student constituents throughout the county. The current amount of the scholarship also does acknowledge the increases in the costs of higher education since the amount was initially established in 2014.

Solution (Explain how the proposal addresses the problem).

The increase to $5,000 would be more in line with what various other student board members receive on other boards of education in Maryland, including those in Howard, Anne Arundel, and Montgomery counties.

Organizational Support (List any organizations that would likely be in support of the proposal, even if not confirmed).

In 2024 the Board of Education of Charles County established an independent Board Compensation Committee made up of citizens of Charles County and which included representation from the Education Association of Charles County (EACC) and the American Federation of State, County, and Municipal Employees (AFSCME). The Committee recommended the increase in the amount of the scholarship for the Student Member of the Board to $5,000.

Proposed Draft Language (Provide draft language for the legislation if you have it).

Section 3-503(d)(2) of the Education Article should be amended to state: (2) A student member who completes a full term on the board shall be granted a scholarship [of $1,000] to be applied toward the student's higher education costs IN THE AMOUNT OF: (I) $1,000 FOR A STUDENT MEMBER SERVING IN SCHOOL YEAR 2025-2026; AND (II) $5,000 FOR A STUDENT MEMBER SERVING IN A SCHOOL YEAR SUBSEQUENT TO JULY 1, 2026.

Other Information To Note

Attachment(s)

Board salary bill SMOB draft June 2025.pdf

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

A BILL ENTITLED

AN ACT concerning

Charles County – Board of Education – Salary and Compensation

FOR the purpose of altering the salaries for members of the Charles County Board of Education and generally relating to the compensation of the members of the Charles County Board of Education.

BY repealing and reenacting, with amendments,
Article – Education
Section 3–503
Annotated Code of Maryland
(2022 Replacement Volume and 2024 Supplement)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:

Article – Education

§3–503.

(a) (1) The salary of the chair of the county board is:

(i) $5000 for calendar year 2014; and

(ii) $7,000 per year beginning January 1, 2015, and for each subsequent year.

(2) The chair is entitled to:

(i) $1,500 each calendar year for travel and other expenses; and

(ii) After submitting expense vouchers and supporting receipts, reimbursement for a maximum of $1,000 per year of out–of–pocket expenses incurred in connection with attendance at out–of–county meetings and conferences related to official duties.

(b) (1) The salary of the vice chair and each nonstudent member of the county board is:

(i) $4,000 for calendar year 2014; and

(ii) $6,000 per year beginning January 1, 2015, and for each subsequent year.

(2) The vice chair and each nonstudent member are entitled to:

(i) $600 for travel and other expenses for calendar year 2014;

(ii) $800 per year for travel and other expenses beginning January 1, 2015, and for each subsequent year; and

(iii) After submitting expense vouchers and supporting receipts, reimbursement for a maximum of $1,000 per year of out–of–pocket expenses incurred in connection with attendance at out–of–county

meetings and conferences related to official duties.

(c) Each salary provided under this section shall be paid on a quarterly basis.

(d) (1) The student member may not receive compensation but, after submitting expense vouchers and supporting receipts, may be reimbursed for out–of–pocket expenses incurred in connection with official duties approved by the board.

(2) A student member who completes a full term on the board shall be granted a scholarship ~~of $1,000~~ to be applied toward the student's higher education costs **IN THE AMOUNT OF:**

(I) $1,000 FOR A STUDENT MEMBER SERVING IN SCHOOL YEAR 2025-2026; AND

(II) $5,000 FOR A STUDENT MEMBER SERVING IN A SCHOOL YEAR SUBSEQUENT TO JULY 1, 2026.

Outlook

NEW SUBMISSION Legislation Proposal - County Attorney

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Mon 8/18/2025 8:12 AM
To Danielle E. Mitchell <MitchelD@charlescountymd.gov>; County Attorney <coattorney@charlescountymd.gov>

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Legislation Proposal - County Attorney

Submission #: 4266802
IP Address: 50.144.140.50
Submission Date: 08/18/2025 8:12
Survey Time: 8 minutes, 59 seconds

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Legislative Proposals

Questions or More Information 301-645-0555

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Contact Person Name

Misty Good

Contact Person Email

goodm@ccso.us

Contact Person Phone

[redacted]

Contact Person Address

Charles County Sheriff's Office
6915 Crain Hwy
La Plata, MD 20646

Proposal Summary (Describe proposal in 1 sentence)

Add language to MD Transp. §21-202.1 (redlight) and §21-809 (speed cameras) that "in Charles County, 'owner' includes a motor vehicle rental or leasing company, or a holder of a special registration plate issued under Title 13, Subtitle 9, Part III of this article."

Code References (List any sections/chapters of the Charles County or State Code that you believe would be impacted by the proposal, if known)

MD Transp. §21-202.1 (redlight) and §21-809 (speed cameras)

Problem (Describe the problem the proposal addresses)

Maryland law currently excludes certain vehicles from automated enforcement monitoring systems. Specifically, MD Transp. §21-202.1, traffic control signal monitoring systems (red light) and §21-809, speed monitoring system (speed cameras) exclude vehicles registered to rental companies, leasing companies, and dealers. In contrast, rental companies are not excluded from school bus violations (§21-706.1) and there are no exclusions for paying an automated toll (§24-1414).

Solution (Explain how the proposal addresses the problem).

Add language to MD Transp. §21-202.1 (redlight) and §21-809 (speed cameras) that "in Charles County, 'owner' includes a motor vehicle rental or leasing company, or a holder of a special registration plate issued under Title 13, Subtitle 9, Part III of this article."

Organizational Support (List any organizations that would likely be in support of the proposal, even if not confirmed).

Charles County Sheriff's Office

Proposed Draft Language (Provide draft language for the legislation if you have it).

see attached

Other Information To Note

Attachment(s)

Sheriff's Proposals 2026 (Automated Enforcement).pdf

Thank you,
Charles County, MD

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Charles County Sheriff's Office
Legislative Proposals
Legislative Session 2026

AUTOMATED ENFORCEMENT

Issue: The Maryland General Assembly authorized automated school zone speed enforcement (speed cameras) and traffic control signal monitoring (red light cameras) to promote public safety on our roadways. The automated cameras generate citations for vehicles that drive through a solid red light or exceed the speed by at least 12 miles per hour in a school zone.

Maryland law currently excludes certain vehicles from automated enforcement monitoring systems. Specifically, MD Transp. §21-202.1, traffic control signal monitoring systems (red light) and §21-809, speed monitoring system (speed cameras) *exclude* vehicles registered to rental companies, leasing companies, and dealers. In contrast, rental companies are not excluded from school bus violations (§21-706.1) and there are no exclusions for paying an automated toll (§24-1414).

For calendar year 2024, the Sheriff's Office recorded the following violations where citations could not be issued because they were either rental vehicles, leasing company or dealer tags.

Red Light	1,246 violations
Speeding in School Zones	2,130 violations

The violations committed by rental, leased, and dealer vehicles in school zones include more than 600 vehicles that exceeded the posted speed limit by 16 plus mph and at least 4 vehicles that exceeded the posted by 40 plus mph.

Proposal: Add language to MD Transp. §21-202.1 (redlight) and §21-809 (speed cameras) that "in Charles County, 'owner' includes a motor vehicle rental or leasing company, or a holder of a special registration plate issued under Title 13, Subtitle 9, Part III of this article."

Outlook

NEW SUBMISSION Legislation Proposal - County Attorney

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Mon 8/18/2025 8:18 AM
To Danielle E. Mitchell <MitchelD@charlescountymd.gov>; County Attorney <coattorney@charlescountymd.gov>

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Legislation Proposal - County Attorney

Submission #: 4266806
IP Address: 50.144.140.50
Submission Date: 08/18/2025 8:18
Survey Time: 4 minutes, 16 seconds

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Legislative Proposals

Questions or More Information 301-645-0555

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Contact Person Name

Misty Good

Contact Person Email

goodm@ccso.us

Contact Person Phone

[redacted]

Contact Person Address

Charles County Sheriff's Office
6915 Crain Hwy
La Plata, MD 20646

Proposal Summary (Describe proposal in 1 sentence)

Add language to certain crimes against public health and safety that require an individual to provide identification or satisfactory proof of identification if the officer has probable cause to believe the individual has committed a civil offense in Charles County.

Code References (List any sections/chapters of the Charles County or State Code that you believe would be impacted by the proposal, if known)

multiple see attached

Problem (Describe the problem the proposal addresses)

There is no requirement to produce identification in order for an officer to issue civil citations for most public health and safety crimes. Md. Criminal Law Code Ann. § 10-120 requires a person to furnish proof of identification and age on request of the person issuing the citation for some alcohol related citations. Maryland law fails to provide similar requirements for open container of alcohol in public, consumption of alcohol in public and open container in passenger area of vehicle; or other public health and safety crimes such as those related to cannabis, tobacco or gambling.

Solution (Explain how the proposal addresses the problem).

Add language to certain crimes against public health and safety that require an individual to provide identification or satisfactory proof of identification if the officer has probable cause to believe the individual has committed a civil offense in Charles County.

Organizational Support (List any organizations that would likely be in support of the proposal, even if not confirmed).

Charles County Sheriff's Office

Proposed Draft Language (Provide draft language for the legislation if you have it).

See attached.

Other Information To Note

Attachment(s)

Sheriff's Proposals 2026 (Civil Offenses).pdf

Thank you,
Charles County, MD

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Charles County Sheriff's Office
Legislative Proposals
Legislative Session 2026

CIVIL OFFENSES

Issue: There is no requirement to produce identification in order for an officer to issue civil citations for most public health and safety crimes. Md. Criminal Law Code Ann. § 10-120 requires a person to furnish proof of identification and age on request of the person issuing the citation for some alcohol related citations. Maryland law fails to provide similar requirements for open container of alcohol in public, consumption of alcohol in public and open container in passenger area of vehicle; or other public health and safety crimes such as those related to cannabis, tobacco or gambling.

Proposal: Add language to certain crimes against public health and safety that require an individual to provide identification or satisfactory proof of identification if the officer has probable cause to believe the individual has committed a civil offense in Charles County.

ALCOHOL

CR 10-125 Open container in passenger area of vehicle

ADD 10-126.1
Failure to provide proof of identification. This section only applies to Charles County.
(a) A person being issued a citation under §10-126 may not fail or refuse to furnish proof of identification or satisfactory proof of identification on request of the person issuing the citation.
(b) A person who violates this section is guilty of a misdemeanor and on conviction is subject to a fine not exceeding $50.

AB 6-321- consumption of alcoholic beverages in public

ADD AB 6-321.1
Failure to provide proof of identification. This section only applies to Charles County.
(a) A person being issued a citation under §6-321 may not fail or refuse to furnish proof of identification or satisfactory proof of identification on request of the person issuing the citation.
(b) A person who violates this section is guilty of a misdemeanor and on conviction is subject to a fine not exceeding $50.

AB 6-322- Possession of Open Container

ADD AB 6-322.1

Failure to provide proof of identification. This section only applies to Charles County.
(a) A person being issued a citation under §6-322 may not fail or refuse to furnish proof of identification or satisfactory proof of identification on request of the person issuing the citation.
(b) A person who violates this section is guilty of a misdemeanor and on conviction is subject to a fine not exceeding $50.

CANNABIS

CR 5-601 (C)(4) The smoking of cannabis in a public place

ADD CR 5-601 (C) (4)
Failure to provide proof of identification. This section only applies to Charles County.
(a) A person being issued a citation under § 5-601 (C) (4) may not fail or refuse to furnish proof of identification or satisfactory proof of identification on request of the person issuing the citation.
(b) A person who violates this section is guilty of a misdemeanor and on conviction is subject to a fine not exceeding $50.

CR § 5-601.1 Citation for possession of the civil use amount of cannabis

ADD CL § 5-601.1
Failure to provide proof of identification. This section only applies to Charles County.
(a) A person being issued a citation under § 5-601.1 may not fail or refuse to furnish proof of identification or satisfactory proof of identification on request of the person issuing the citation.
(b) A person who violates this section is guilty of a misdemeanor and on conviction is subject to a fine not exceeding $50.

TOBACCO

HG § 24-307. Distribution of tobacco products, paraphernalia, or coupons to minors prohibited.

ADD HG § 24-307 (c) (1)
Failure to provide proof of identification. This section only applies to Charles County.
(a) A person being issued a citation under § 24-307 (c) (1) may not fail or refuse to furnish proof of identification or satisfactory proof of identification on request of the person issuing the citation.
(b) A person who violates this section is guilty of a misdemeanor and on conviction is subject to a fine not exceeding $50.

GAMBLING

CR 10-136 under the age of 21 Playing a table game or video lottery terminal in a video lottery facility or entering or remaining in an area within a video lottery facility that is designated for table game or video lottery terminal activities.

ADD 10-138
Failure to provide proof of identification. This section only applies to Charles County.
(a) A person being issued a citation under §10-136 may not fail or refuse to furnish proof of identification or satisfactory proof of identification on request of the person issuing the citation.
(b) A person who violates this section is guilty of a misdemeanor and on conviction is subject to a fine not exceeding $50.

CR § 12-103. Playing certain games For money or any other thing or consideration of value, a person may not: (1) bet, wager, or gamble; or (2) play any other gaming device or fraudulent trick.

ADD 12-103(g)
Failure to provide proof of identification. This section only applies to Charles County.
(a) A person being issued a citation under §12-103 may not fail or refuse to furnish proof of identification or satisfactory proof of identification on request of the person issuing the citation.
(b) A person who violates this section is guilty of a misdemeanor and on conviction is subject to a fine not exceeding $50.

LITTER

Envi. § 9-2301 Prohibition on releasing a balloon into the atmosphere

ADD 9-2301(f)
Failure to provide proof of identification. This section only applies to Charles County.
(a) A person being issued a citation under §9-2301 may not fail or refuse to furnish proof of identification or satisfactory proof of identification on request of the person issuing the citation.
(b) A person who violates this section is guilty of a misdemeanor and on conviction is subject to a fine not exceeding $50.

Outlook

NEW SUBMISSION Legislation Proposal - County Attorney

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Thu 8/14/2025 12:45 PM
To Danielle E. Mitchell <MitchelD@charlescountymd.gov>; County Attorney <coattorney@charlescountymd.gov>

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Legislation Proposal - County Attorney

Submission #: 4259884
IP Address: 76.106.67.15
Submission Date: 08/14/2025 12:45
Survey Time: 3 minutes, 56 seconds

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Legislative Proposals

Questions or More Information 301-645-0555

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Contact Person Name

Christopher Bullock

Contact Person Email

[redacted]

Contact Person Phone

[redacted]

Contact Person Address

[redacted]
Port Tobacco, MD 20677

Proposal Summary (Describe proposal in 1 sentence)

Require all homeowner/condominium association Board of Directors (BODs) to complete "free" online or in-person board of directors training within ninety days of being elected.

Code References (List any sections/chapters of the Charles County or State Code that you believe would be impacted by the proposal, if known)

Maryland HOA Act -- 11B-106.1. Election of governing body of homeowners association

Problem (Describe the problem the proposal addresses)

Charles County is currently experiencing significant population growth and housing development. From our research, the overwhelming majority of these new communities will be managed by homeowner/condominium associations. Many new

homeowners do not understand the roles and responsibilities of homeowner/condominium associations (quote by James Madison the 4th President of the United States -- "If men were angels, no government would be necessary").

Solution (Explain how the proposal addresses the problem).

Many homeowners lack the proper skill sets to effectively manage homeowners associations. In addition, many homeowners do not understand board of directors (BODs) roles and responsibilities. Requiring BODs training within ninety-days of being elected, will train elected BODs how to manage the community's finances, enforce HOA laws, communicate with residents, and conduct board meetings. In addition, proper training will lead to improved decision-making, enhanced financial oversight, and better adherence to legal and ethical guidelines.

Organizational Support (List any organizations that would likely be in support of the proposal, even if not confirmed).

Charles County Board of Commissioners

Proposed Draft Language (Provide draft language for the legislation if you have it).

All homeowner/condominium association BODs are required to complete online or in-person board of directors training within ninety days of being elected.

Other Information To Note

N/A

Attachment(s)

Thank you,
Charles County, MD

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Outlook

NEW SUBMISSION Legislation Proposal - County Attorney

From DO NOT REPLY - UNMONITORED ACCOUNT <no-reply@charlescountymd.gov>
Date Thu 8/14/2025 12:49 PM
To Danielle E. Mitchell <MitchelD@charlescountymd.gov>; County Attorney <coattorney@charlescountymd.gov>

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Legislation Proposal - County Attorney

Submission #: 4259901
IP Address: 76.106.67.15
Submission Date: 08/14/2025 12:49
Survey Time: 3 minutes, 32 seconds

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Legislative Proposals

Questions or More Information 301-645-0555

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Contact Person Name

Christopher Bullock

Contact Person Email

[redacted]

Contact Person Phone

[redacted]

Contact Person Address

[redacted]
Port Tobacco, MD 20677

Proposal Summary (Describe proposal in 1 sentence)

Require that all BODs certify in writing that they are current with HOA/Condo assessment fees and have no covenant/architectural violations prior to running for any elected position.

Code References (List any sections/chapters of the Charles County or State Code that you believe would be impacted by the proposal, if known)

Maryland HOA Act -- § 11B-115.1. Failure to comply with the election procedures of homeowners association

Problem (Describe the problem the proposal addresses)

Many new BODs do not understand the roles and responsibilities of homeowner/condominium associations, have numerous covenant/architectural violations, and are delinquent with their assessments (quote by James Madison the 4th President of the

United States -- "If men were angels, no government would be necessary").

Solution (Explain how the proposal addresses the problem).

Require all BODs certify in writing that they are current with HOA fees and have no covenant/architectural violations.

Organizational Support (List any organizations that would likely be in support of the proposal, even if not confirmed).

Charles County Board of Commissioners

Proposed Draft Language (Provide draft language for the legislation if you have it).

All homeowner/condominium association Board of Directors (BODs) must certify in writing that they are current with HOA fees and have no covenant/architectural violations prior to running for any BODs elected position.

Other Information To Note

N/A

Attachment(s)

Thank you,
Charles County, MD

This is an automated message generated by Granicus. Please do not reply directly to this email.

The Board of Commissioners supports amending Md. Real Property Code Ann. § 11B-104 to expand the functions of the existing Charles County Homeowners Association Dispute Review Board in order to allow the board to become a greater recourse and provide added benefits to communities within Charles County. This varies from the original proposal submitted by Mr. Bullock, but is, nonetheless, in response to his recommendations.

Md. Real Property Code Ann. § 11B-104
§ 11B-104. Building code or zoning laws, ordinances, and regulations to be given full force and effect; local laws, ordinances, or regulations; alternative dispute resolution.

(a) The provisions of all laws, ordinances, and regulations concerning building codes or zoning shall have full force and effect to the extent that they apply to a development and shall be construed and applied with reference to the overall nature and use of the property without regard to whether the property is part of a development.

(b) A local government may not enact any law, ordinance, or regulation which would:

(1) Impose a burden or restriction on property which is part of a development because it is part of a development;

(2) Require that additional disclosures relating to the development be made to purchasers of lots within the development, other than the disclosures required by § 11B-105, § 11B-106, or § 11B-107 of this title;

(3) Provide that the disclosures required by § 11B-105, § 11B-106, or § 11B-107 of this title be registered or otherwise subject to the approval of any governmental agency;

(4) Provide that additional cancellation rights be provided to purchasers, other than the cancellation rights under § 11B-108(b) and (c) of this title;

(5) Create additional implied warranties or require additional express warranties on improvements to common areas other than those warranties described in § 11B-110 of this title; or

(6) Expand the open meeting requirements of § 11B-111 of this title or open record requirements of § 11B-112 of this title.

(c)

(1) In this subsection, "governing document" has the meaning stated in § 11B-116(a) of this subtitle.

(2) Subject to the provisions of this title, a code home rule county located in the ***Southern Maryland class***, as identified in § 9-302 of the Local Government Article, may establish a homeowners association commission with the authority to hear and resolve disputes between a homeowners association and a homeowner regarding the enforcement of the governing documents of the homeowners association by providing alternative dispute resolution services, including binding arbitration. The homeowners association commission may also provide information and training related to the operations and functions of homeowners associations.

Commissioner President Collins
2026 MD General Assembly Session

At the direction of the Charles County Delegation, the following proposals are listed in order of priority.

1. **Rent Stabilization for Senior Residents**

A proposal to provide housing relief for seniors in the form of mandated rent stabilization to prevent rental costs for seniors from increasing beyond their ability to pay. Rent stabilization will limit a landlord's ability to increase rent payments for senior tenants. Under this proposal, rent increases shall not exceed the rent stabilization allowance as determined on an annual basis by the County for tenants 62 and older. The rent allowance shall consider the rent component of the Consumer Price Index for the preceding year for the Washington-Metropolitan area.

2. **Ferry Service**

A proposal to commit state resources to the development of a ferry service connecting Indian Head to National Harbor and Alexandria, VA. The ferry will provide an alternative for Charles County residents who are commuters, lessening the traffic congestion on MD Route 210. This may also spur economic development opportunities for Charles County. This proposal seeks funding of $500,000.

3. **Blue Zones**

A proposal to Invest in partnership with blue zones to bring comprehensive planning policy and programming support to improve walkability, bikeability, healthy food access and skills across the county. Funding request is for $100,000. More information may be found at www.bluezones.com/ignite-charles-county/

4. **Waldorf Redevelopment**

A proposal to use the Charles County Industrial Development Authority to pursue funding for redevelopment in the Waldorf Urban Redevelopment Corridor (WURC), to include county-owned property presently used by the Jaycees, and expanding beyond the WURC to include the area beginning at Leonardtown Road proceeding north on US Route 301 to St. Charles Town Center Mall. The intended goal is to reduce vehicle traffic, and improve walkability and interconnectivity of walkways within the County's primary commercial district. The proposal seeks funding for sidewalk upgrades in the amount of $500,000.

5. **Affordable Housing Trust Fund**

A proposal seeking state funding to assist with the creation of a housing trust fund to promote and support equitable and affordable rental and owned housing opportunities throughout the County. The Housing Trust Fund would leverage all housing related resources, and attract additional funding from the philanthropic community. The Fund may be used to finance costs associated with various housing programs including, but not limited to, those administered by the Housing Authority, to encourage revitalization efforts and improve the quality of housing in the County. Uses of the fund may include, but not be limited to, grants and loans to private or public entities for acquisition financing or new construction costs; matching funds for State or Federal programs; down payment assistance for homebuyers; closing cost assistance for homebuyers; property acquisition; construction financing; interest rate buy down; relocation for households; demolition costs; comprehensive homeownership;

training; interim acquisition financing and assistance to nonprofit housing development corporations. The funding request is $700,000.

6. Real-Time Crime Centers

A proposal seeking state funding to create real-time crime centers that provide law enforcement with the needed technology to centralize data, surveillance, and intelligence from multiple sources. Real-time crime centers leverage video technology, such as Automated License Plate Readers (ALPR) and cameras found at local businesses and residences, to supplement law enforcement efforts in preventing and interrupting crimes as they occur. Funding request is for $100,000.