

CB 10-2022

## Sayers, Margery

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**From:** Tom Ballentine <tom.ballentine@naiop-md.org>  
**Sent:** Thursday, January 20, 2022 9:23 PM  
**To:** CouncilMail  
**Subject:** CB 10-22 - Written Testimony of NAIOP Maryland

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Good evening, Chair Jones and Councilmembers:

I writing to submit for the record testimony I gave at the January 19, 2022 public hearing on CB 10-22. NAIOP's recommendation is that references to commercial property owner or employer and to the contractors that provide services to commercial property be removed from this bill. The rationale for our request is based on several points:

- Commercial property owners contract with separate companies for janitorial, security and most maintenance services. Property owners don't have authority to make hiring decisions related to the employees of those companies.
- Commercial real estate cleaning protocols were more rigorous during COVID, so our members maintained janitorial service contracts during the pandemic.
- Maintenance of commercial building components like heat and air conditioning, plumbing, electric, roofing systems, carpentry, painting, and drywall is generally performed by building trade contractors. These companies were designated essential services by the state and their employees worked through the pandemic. Today, according to the Bureau of Labor Statistics, construction employment in Maryland is higher than it was in March of 2020.
- The declarations in CB 10-22 and the testimony of the proponents justify the bill by citing examples related *only* to hotels and hospitality. None of the experiences were related to commercial real estate.

We, therefore, do not see any reason for commercial real estate or our contract partners to be in the bill and respectfully request that we be removed.

Thank you for consideration of our request.

Best Regards



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The Maryland Chapters of NAIOP represent more than 700 companies involved in commercial, industrial and mixed use real estate. Established in 1967 as the National Association of Industrial and Office Properties, today NAIOP is the nation's leading advocate for companies involved in commercial construction, land development, brokerage, property management, finance, architecture, engineering and law. For more information, please visit [www.naiopmd.org](http://www.naiopmd.org)