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prince george's county  
Office of Community Relations

connecting people, connecting resources



# Common Ownership Communities (COC)

## Office of Community Relations Common Ownership Communities (COC)

The Common Ownership Communities Unit is charged with assisting governing bodies, owners, residents of homeowner's associations, residential condominiums, and cooperative housing corporations with education, training, and alternative dispute resolution services in matters relating to the management of these communities.

## Commission on Common Ownership Communities (CCOC)

2015 CB-049-2015 established the Commission on Common Ownership Communities (CCOC). The Commission is made up of stakeholders in the community appointed by the County Executive. There are 14 Commissioners. Nine are voting members and five are non-voting members. Meetings are held on the 4th Wednesday of each month.

### What is a Common Ownership Community?

Common Ownership Communities are:

**Condominiums:** Owners own their interior space and share into the common elements with others.

**Cooperative Housing Corporations:** The shareholder does not own real estate, but rather a share in the legal entity that owns the real estate. The corporation owns the land, buildings, and common areas.

**Homeowners Associations:** The owner owns their home and in most cases a portion of the common areas. HOA's are governed by written Declarations of Covenants, Conditions, and Restrictions.

### Benefits of Living in a Common Ownership Community

**Property Values:** Having standards for neighborhood upkeep and the presence of amenities can increase property value.

**Amenities:** Sharing the cost of common spaces allow for amenities single owners may not have access to.

**Beautification:** Binding rules on architecture and property help reduce neighbor conflict.

**Fractional Ownership:** The ability to own fractional residential property (Condominiums and Cooperative housing corporations) increase opportunity for ownership.

### COC Program

**Engage:** Whether virtual or in-person, COC will attend meetings to provide insight and guidance on community operations.

**Educate:** The EDvantage Online Training Program and other education resources are available to assist residents in common ownership communities with information to enhance living in a common ownership community.

**Empower:** Assisting in dispute resolution between homeowners and boards or management companies. Providing information to community members on the rights and responsibilities of homeowners, associations, and management companies.

### EDvantage Online Training

The EDvantage Online Training Program is designed to build and improve the skills of homeowners in common ownership communities. Residents taking the training will complete training modules that include subjects in board membership, administrative procedures, budgeting, meetings and alternative dispute resolution (ADR), and legislation. This no-cost training is available in English and Spanish. To access the training, please go to:

<https://ocredvantagepublic.princegeorgescountymd.gov>

For more information, visit us:

[www.princegeorgescountymd.gov/920/Common-Ownership-Communities](http://www.princegeorgescountymd.gov/920/Common-Ownership-Communities)

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