UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549

FORM 12b-25

NOTIFICATION OF LATE FILING

SEC File Number: 1-14023 CUSIP Number: 22002T108

(Check	one):		□ Form 10-K	□ Form 20-F	⊠ Form 11-K	□Form 10-Q	□ Form 10-D		
(спеск	oney.		☐ Form N-SAR	☐ Form N-CSR		2101111110 Q			
			For Period Ended:						
			☐ Transition Report on Form 10-K ☐ Transition Report on Form 20-F ☐ Transition Report on Form 11-K ☐ Transition Report on Form 10-Q ☐ Transition Report on Form N-SAR For the Transition Period Ended:						
			1 01 0.00 110.000 1 0.100 1		_				
Read Instructions (on back page) Before Preparing Form. Please Print or Type. Nothing in this form shall be construed to imply that the Commission has verified any information contained herein.									
If the notification relates to a portion of the filing checked above, identify the Item(s) to which the notification relates:									
PART I — REGISTRANT INFORMATION									
Corporate Office Properties Trust Full Name of Registrant									
Corporate Office Properties, L.P. Employee Retirement Savings Plan									
Full Name of Plan:									
N/A Former Name if Applicable									
8815 Centre Park Drive, Suite 400									
Addres	s of Pri	ncipal Executive Office (Street	and Number)						
		aryland 21045 Zip Code							
PART II — RULES 12b-25(b) AND (c)									
If the subject report could not be filed without unreasonable effort or expense and the registrant seeks relief pursuant to Rule 12b-25(b), the following should be completed. (Check box if appropriate)									
	(a)	The reason described in reason	nable detail in Part III of this	s form could not be elimin	nated without unreasonable	effort or expense;			
X	(b)	The subject annual report, sen be filed on or before the fiftee distribution report on Form 10	nth calendar day following the	he prescribed due date; or	the subject quarterly repor	t or transition report on Fo	rm 10-Q or subject		
	(c)	The accountant's statement or	other exhibit required by Ru	ale 12b-25(c) has been att	ached if applicable.				

State below in reasonable detail why Forms 10-K, 20-F, 11-K, 10-Q, 10-D, N-SAR, N-CSR, or the transition report or portion thereof, could not be filed within the prescribed time period.

The Registrant has encountered unanticipated delays in the compilation of certain information necessary to complete the preparation of the financial statements and supplemental schedules of the Corporate Office Properties, L.P. Employee Retirement Savings Plan (the "Plan"). As a result, the Registrant is unable to file the Plan's Form 11-K in a timely manner without unreasonable effort and expense. The Registrant intends to file the Plan's Form 11-K within the timeframe mandated by Rule 12b-25.

PART IV — OTHER INFORMATION

(1)	Name and telephone number of person to contact in r	egard to this notification					
Kare	n M. Singer, Vice President and General Counsel	(410)	992-7293				
	(Name)	(Area Code)	(Telephone Number)				
(2)	Have all other periodic reports required under Section 13 or 15(d) of the Securities Exchange Act of 1934 or Section 30 of the Investment Company Act of 1940 during the preceding 12 months or for such shorter period that the registrant was required to file such report(s) been filed? If answer is no, identify report(s).						
			⊠ Yes □ No				
(3)	Is it anticipated that any significant change in results of ope be included in the subject report or portion thereof?	erations from the corresponding period for the last fiscal	year will be reflected by the earnings statements to				
			□ Yes ⊠ No				
	If so: attach an explanation of the anticipated change, both cannot be made.	narratively and quantitatively, and, if appropriate, state the	he reasons why a reasonable estimate of the results				
	(N	Corporate Office Properties Trust ame of Registrant as Specified in Charter)					
has cat	used this notification to be signed on its behalf by the undersi	,					
Date	June 30, 2006	By Name	/s/ Randall M. Griffin : Randall M. Griffin				
		Title	President and Chief Executive Officer				
form sl	RUCTION: The form may be signed by an executive officer of hall be typed or printed beneath the signature. If the statemen ce of the representative's authority to sign on behalf of the re	t is signed on behalf of the registrant by an authorized re					
		ATTENTION					
Intent	ional misstatements or omissions of fact constitute Federa	ll Criminal Violations (See 18 U.S.C. 1001).					
SEC 1		o respond to the collection of information contained i a currently valid OMB control number.	in this form are not required to respond unless				