

2024 Legislative Session Report



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The CAI Maryland Legislative Action Committee advocated on behalf the [approximately 1,041,000 Marylanders living in 395,000 homes in more than 6,910 community associations across the Old Line State](#). The General Assembly began on January 10 and adjourned on April 9, 2024. Below are highlights from the 2024 Maryland General Assembly:

SB 280/HB 446 Local Government - Condominium and Homeowners Associations - Repair and Rehabilitation Funds

This bill gives counties the authority to establish a fund for the purpose of providing support for the repair of infrastructure in a community subject to a condominium association or a homeowners association. Funding is only able to be used to repair critical infrastructure that would normally be paid for by the municipality, such as stormwater management, and not amenities.

The LAC [supported](#) this bill.

Status: [Successfully PASSED, signed by Governor Moore. Effective October 1, 2024.](#)

HB 159/SB 465 Common Ownership Communities - Electric Vehicle Recharging Equipment (Electric Vehicle Recharging Equipment Act of 2024)

This bill adds to Maryland's existing electric vehicle charging station law by including language on electric bicycles and other motorized electric vehicles. It was amended to include language on insurance requirements and requiring unit owners to pay for upkeep and insurance coverage, and reimburse the association for increased premiums so long as the station is installed. Additionally, the bill requires associations to process and review electric vehicle charging station applications in the same manner as other architectural modifications, and stipulates that associations must reach a decision on an application within 60 days, or else it automatically is approved. The Department of Housing and Community Development is required to maintain a database on contractors for the installation of electric vehicle charging stations, as well as information on resources to assist homeowners with questions about electric vehicle charging station installation in their community.

The LAC [supported](#) this bill.

Status: [Successfully PASSED, signed by Governor Moore. Effective October 1, 2024.](#)

SB 46/HB 143 Condominiums - Sales Contracts - Asbestos Disclosure

This bill adds new disclosure requirements regarding the sale of condominium units. Sellers must provide a statement as to whether or not there is actual knowledge of asbestos in the unit and what abatement actions have been taken. It also requires the disclosure of any health code violations, including those related to asbestos, and the location of asbestos within the unit. Resale documents must disclose health or building code violations in condo.

As introduced, this bill put onus on the association board to also report if there was asbestos anywhere in the building, however that provision was eventually removed. The LAC worked with lawmakers in good faith to try to amend the bill to instead require a general notice of the possibility of asbestos in older units, instead of requiring disclosures which could potentially open up sellers to new liabilities. However, those amendments were not adopted.

Status: PASSED, signed by Governor Moore. Effective October 1, 2024.

HB 793 Real Property - Governing Bodies of Common Ownership Communities - Member Training

This bill would have required community association board members to attend a state-mandated training course within 90 days of election. Training courses could be developed by a county common ownership commission, a higher education institution, or a member organization, and certificates of completion would be valid for 3 years. This bill was amended in the House to apply only to new community associations.

The LAC was **opposed** to this bill, as CAI is currently in the process of reviewing its existing Board Member Education Public Policy and crafting a practical model which legislators would be able to utilize in the future. A call to action went out to advocates, which saw 29 messages sent to legislators by 27 advocates.

Status: Successfully DIED in Senate.

HB 273 Real Property - Regulation of Common Ownership Community Managers

Much like last year's HB 80, HB 273 would require the state to establish a Common Interest Community Association Board to regulate community association manager state licenses. This bill would also require community association managers to apply for a license at a cost determined by a state-run Board. Further, HB 273 institutes a registration for all Maryland community associations with an associated fee paid directly for by each community to help fund the manager licensing board.

In addition to individual fees attached to each license and the community association registration fee, the Fiscal Notes for last year's bill already established it will cost Maryland taxpayers more than \$100,000 for the state to establish this Common Interest Community Association Board. What's more, the costs of manager licensing will be passed on to individual homeowners in the form of higher management fees. These costs include licensing, insurance, training costs, and lost productivity during training and administrative costs.

The LAC was **opposed** to this bill. A call to action went out to advocates, which saw 57 messages sent to legislators by 54 advocates.

Status: Successfully DIED in Committee.

HB 1208/SB 1050 Common Ownership Communities - Reserve Studies – Exemptions

This bill would have allowed for community associations to opt out of the state’s reserve study requirements if 2/3 of owners in a community vote against having a reserve study conducted.

The LAC was **opposed** to this bill, which would have completely undermined progress made in protecting community association residents.

Status: WITHDRAWN.

HB 1227/HB 1015 Condominiums - Mandatory Insurance Coverage - Detached Units

This bill corrects current statutory language; it limits the instances when an owner of a detached unit within a condominium is not covered by the Association’s Master Policy’s property coverage and must carry homeowners’ insurance on the entirety of the unit. The law is now applicable only to condominium associations that are comprised solely of detached units.

The LAC **supported** this bill, and worked with stakeholders and legislators to amend the bill to include provisions which require that associations provide annual notices to unit owners to obtain insurance coverage for a detached unit, as well as notice whenever insurance obligations change. A call to action went out to advocates, which saw 59 messages sent to legislators by 43 advocates.

Status: Successfully PASSED, signed by Governor Moore. Effective October 1, 2024.

HB 783/SB 773 Homeowners Associations - Restriction on Long-Term Rentals – Prohibition

This bill would have prohibited associations from adopting rules which restrict or prohibit the presence of rental units with leases lasting 6 months or more.

The LAC was **opposed** to this bill.

Status: Successfully DIED in Senate.

HB 1515 Sales and Use Tax - Rate Reduction and Services

This bill seeks to raise money for the state’s priorities through an amended sales and use tax that will add that a “Taxable Service” means any activity engaged in for a buyer for consideration. This bill was also introduced during the 2020 session, but faced stiff opposition from CAI and other service providers and ultimately the bill did not pass. This bill would reduce the sales tax in Maryland from the current 6% to 5%, but would apply a 5% use tax to many of the services used by community associations across the state, including property management, pool management, legal, landscaping, snow removal, security, trash pickup, and a host of other services.

The LAC was **opposed** to this bill, and sent out a call to action to advocates, which saw 73 messages sent to legislators by 66 advocates.

Status: Successfully DIED in Committee.

SB 665/HB 1496 Maryland Condominium Act - Amendments to the Declaration

This bill allows the declaration of a condominium not owned by a developer to be amended with the written consent of 66 and 2/3 percent of unit owners. In cases where any units in a condominium are still owned by a developer, then the number required for amendments is set at 80 percent.

The LAC monitored this bill.

Status: PASSED, signed by Governor. Effective October 1, 2024.

HB 216/SB 206 Condominiums - Common Elements - Clean Energy Equipment

This bill makes technical changes to current statute by changing 66 and 2/3 percent of votes required to grant easements to a 2/3 vote. It also authorizes boards of directors to enter into lease agreements of over 1 year for electric vehicle charging station equipment, solar energy equipment, and clean energy systems, or similar systems impacting common elements.

The LAC monitored this bill.

Status: PASSED, signed by Governor. Effective October 1, 2024.

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