

CITIZEN-DRAFTED BILL CB-622

Requested: March 1, 2026

Suggested assignment to: Economic Matters

AN ACT concerning

Common ownership – Election of renters

FOR the purpose of addressing the dwindling pool of willing and qualified candidates in common ownership communities, particularly when many communities experience a supermajority of out of state owners unable to serve. This proposal was supported by the Community Associations Institute in the 1980's as seen in the records at the Maryland State Archives.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike-out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.

Bold indicates matters for general awareness, usually existing law that provides key context for the bill.

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

Article – Real Property

11-109

(c)(13) Unless otherwise provided in the bylaws, a unit owner may nominate himself or any other person to be an officer or member of the board of directors. A call for nominations shall be sent to all unit owners not less than 45 days before notice of an election is sent. Only nominations made at least 15 days before notice of an election shall be listed on the election ballot. Candidates shall be listed on the ballot in alphabetical order, with no indicated candidate preference.

NOTWITHSTANDING THE GOVERNING DOCUMENTS OF A CONDOMINIUM:

(i) Nominations may be made from the floor at the meeting at which the election to the board is held.

(ii) **IF NOMINATED BY THE UNIT OWNER LEASING TO A RENTER, A RENTER SHALL BE ELIGIBLE TO SERVE ON A BOARD OF DIRECTORS OR A COMMITTEE, BUT NOT IN THE COUNCIL OF UNIT OWNERS.**

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2026.