CITIZEN-DRAFTED BILL CB-621

Requested: March 1, 2026
Suggested assignment to: Economic Matters

AN ACT concerning

Common ownership – Financial management

FOR the purpose of consumer protection and minimizing predatory practices in late fee handling and processing in order to keep homeowners in a manipulated debt trap out of retaliation.

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

11-110

(b) (1) (i) Funds for the payment of current common expenses and for the creation of reserves for the payment of future common expenses shall be obtained by assessments against the unit owners in proportion to their percentage interests in common expenses and common profits.

(ii) The board of directors **OR THE COUNCIL OF UNIT OWNERS** of a residential condominium has the authority to increase the assessment levied to cover the reserve funding amount required under § 11–109.4 of this title, notwithstanding any provision of the declaration, articles of incorporation, or bylaws restricting assessment increases or capping the assessment that may be levied in a fiscal year.

(iii) **FOR THE PURPOSE OF DIRECT COLLECTIONS OF FEES FROM DELINQUENT OR PROPERLY FINED OR ASSESSED UNIT OWNERS, OR FOR OTHER GENERAL RECEIPTS FROM UNIT OWNERS, THE GOVERNING BODY OF A CONDOMINIUM SHALL MAINTAIN A BANK ACCOUNT AT A LOCAL BANK THAT IS AMONG THE NEAREST FIVE BANKS TO THE LOCATION OF THE CONDOMINIUM REAL PROPERTY.**

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