

HOUSE BILL 363

N1

5lr1733
CF SB 817

By: **Delegate Holmes**

Introduced and read first time: January 16, 2025

Assigned to: Environment and Transportation

Committee Report: Favorable

House action: Adopted

Read second time: February 18, 2025

CHAPTER _____

1 AN ACT concerning

2 **Common Ownership Communities – Candidate or Proposition Signs – Display**
3 **Period**

4 FOR the purpose of altering, under certain circumstances, the time period during which a
5 common ownership community may restrict the display of candidate or proposition
6 signs; and generally relating to limitations on the display of candidate and
7 proposition signs in common ownership communities.

8 BY repealing and reenacting, with amendments,
9 Article – Corporations and Associations
10 Section 5–6B–23
11 Annotated Code of Maryland
12 (2014 Replacement Volume and 2024 Supplement)

13 BY repealing and reenacting, with amendments,
14 Article – Real Property
15 Section 11–111.2 and 11B–111.2
16 Annotated Code of Maryland
17 (2023 Replacement Volume and 2024 Supplement)

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

20 **Article – Corporations and Associations**

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.



1 5-6B-23.

2 (a) In this section, "candidate sign" means a sign on behalf of a candidate for
3 public office or a slate of candidates for public office.

4 (b) Except as provided in subsection (c) of this section, a recorded covenant or
5 restriction, a provision in a declaration, or a provision in the bylaws or rules of a cooperative
6 housing corporation may not prohibit or restrict the display of:

7 (1) A candidate sign; or

8 (2) A sign that advertises the support or defeat of any question submitted
9 to the voters in accordance with the Election Law Article.

10 (c) A recorded covenant or restriction, a provision in a declaration, or a provision
11 in the bylaws or rules of a cooperative housing corporation may restrict the display of a
12 candidate sign or a sign that advertises the support or defeat of any proposition:

13 (1) In any areas constituting those portions of a cooperative project
14 possessed in common by the members;

15 (2) In accordance with provisions of federal, State, and local law; or

16 (3) If a limitation to the time period during which signs may be displayed
17 is not specified by a law governing the jurisdiction in which the cooperative housing
18 corporation is located, to a time period not less than:

19 (i) **1. 30 DAYS BEFORE THE START OF EARLY VOTING FOR A**
20 **PRIMARY ELECTION, GENERAL ELECTION, OR VOTE ON THE PROPOSITION; OR**

21 **2. IF THERE IS NO EARLY VOTING, 30 days before the**
22 **primary election, general election, or vote on the proposition; and**

23 (ii) 7 days after the primary election, general election, or vote on the
24 proposition.

25 **Article – Real Property**

26 11-111.2.

27 (a) In this section, "candidate sign" means a sign on behalf of a candidate for
28 public office or a slate of candidates for public office.

29 (b) Except as provided in subsection (c) of this section, a recorded covenant or
30 restriction, a provision in a declaration, or a provision in the bylaws or rules of a
31 condominium may not restrict or prohibit the display of:

1 (1) A candidate sign; or

2 (2) A sign that advertises the support or defeat of any question submitted
3 to voters in accordance with the Election Law Article.

4 (c) A recorded covenant or restriction, a provision in a declaration, or a provision
5 in the bylaws or rules of a condominium may restrict the display of a candidate sign or a
6 sign that advertises the support or defeat of any proposition:

7 (1) In the common elements;

8 (2) In accordance with provisions of federal, State, and local law; or

9 (3) If a limitation to the time period during which signs may be displayed
10 is not specified by a law of the jurisdiction in which the condominium is located, to a time
11 period not less than:

12 (i) **1. 30 DAYS BEFORE THE START OF EARLY VOTING FOR A**
13 **PRIMARY ELECTION, GENERAL ELECTION, OR VOTE ON THE PROPOSITION; OR**

14 **2. IF THERE IS NO EARLY VOTING, 30 days before the**
15 **primary election, general election, or vote on the proposition; and**

16 (ii) 7 days after the primary election, general election, or vote on the
17 proposition.

18 11B-111.2.

19 (a) In this section, “candidate sign” means a sign on behalf of a candidate for
20 public office or a slate of candidates for public office.

21 (b) Except as provided in subsection (c) of this section, a recorded covenant or
22 restriction, a provision in a declaration, or a provision in the bylaws or rules of a
23 homeowners association may not restrict or prohibit the display of:

24 (1) A candidate sign; or

25 (2) A sign that advertises the support or defeat of any question submitted
26 to the voters in accordance with the Election Law Article.

27 (c) A recorded covenant or restriction, a provision in a declaration, or a provision
28 in the bylaws or rules of a homeowners association may restrict the display of a candidate
29 sign or a sign that advertises the support or defeat of any proposition:

30 (1) In the common areas;

31 (2) In accordance with provisions of federal, State, and local law; or

1 (3) If a limitation to the time period during which signs may be displayed
2 is not specified by a law of the jurisdiction in which the homeowners association is located,
3 to a time period not less than:

4 (i) 1. **30 DAYS BEFORE THE START OF EARLY VOTING FOR A**
5 **PRIMARY ELECTION, GENERAL ELECTION, OR VOTE ON THE PROPOSITION; OR**

6 2. **IF THERE IS NO EARLY VOTING,** 30 days before the
7 primary election, general election, or vote on the proposition; and

8 (ii) 7 days after the primary election, general election, or vote on the
9 proposition.

10 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
11 October 1, 2025.

Approved:

Governor.

Speaker of the House of Delegates.

President of the Senate.