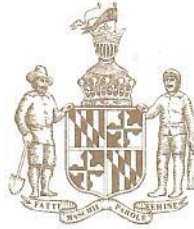


NANCY J. KING
Legislative District 39
Montgomery County

MAJORITY LEADER



James Senate Office Building
11 Bladen Street, Room 121
Annapolis, Maryland 21401
301-858-3686 · 410-841-3686
800-492-7122 Ext. 3686
Fax 301-858-3670 · 410-841-3670
Nancy.King@senate.state.md.us

THE SENATE OF MARYLAND
ANNAPOLIS, MARYLAND 21401

SPONSOR STATEMENT

Senate Bill 535 – Condominiums and Homeowners Associations – Meeting Requirements

February 26, 2021

Mister Chairman and Members of the Judicial Proceedings Committee:

Under current law, Condominium and Homeowners Associations must meet annually. If a quorum (25%) is not met, a second meeting can be held and those in attendance will constitute a quorum. Some associations have taken the letter of the law over the intent of the law and hold the second meeting immediately after the first, thereby denying the other owners the opportunity to rectify the non-quorum vote.

Senate Bill 535 will clarify that if a quorum is not obtained at the annual meeting, a second separate must be held no sooner than 15 days after the first meeting and advertised with no less than a 10-day notification period.

For convenience and timeliness, Senate Bill 535 also adds additional notification processes. Notifications can be mailed, emailed, published in the newspaper or posted to a website if the association maintains one.

Homeowners who live in properties that are part of associations should have every opportunity to take part in the association's annual meetings and so I respectfully request a favorable report on Senate Bill 535.