

Testimony in support of SB0758 - Candidate or Prop

Uploaded by: Richard KAP Kaplowitz

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Richard Keith Kaplowitz

Frederick, MD 21703

TESTIMONY ON SB#0758- POSITION: FAVORABLE

Common Ownership Communities - Candidate or Proposition Signs - Display Period

TO: Chair Smith, Jr., Vice Chair Waldstreicher, and members of the Judicial Proceedings Committee

FROM: Richard Keith Kaplowitz

My name is Richard Keith Kaplowitz. I am a resident of District 3, Frederick County. I am submitting this testimony in support of SB#0758, **Common Ownership Communities - Candidate or Proposition Signs - Display Period**

I live in a senior retirement community in Frederick, Maryland. This bill is personal to me as I constantly fight my HOA over the content of signs on my property during political campaigns. They have specifically told me that issue signs are not permitted (“In this house we...”) and that signs must be removed within 7 days after an election even though counting of mail-in ballots and the certification of results may not take until ten days afterwards.

These restrictions on my ability to express myself has lead to their attempt to fine me for non-compliance and I had my lawyer correspond with them over the issue.

My signs are distressing to one of my neighbors who is a member of the current federal administration cult because of the opposition to everything being done to our democracy. But that should not give him and my HOA license to restrict my expression of my views.

There is an ongoing issue referendum I want to support and cannot, under the HOA rules, have a sign in my yard supporting that referendum on data center overlay expansion.

This bill will alter to 45 days before voting and early voting for a primary election, general election, or vote on a proposition, the time period during which a common ownership community may restrict the display of candidate or proposition signs.

I respectfully urge this committee to return a favorable report on SB#0758.

SB 758 TESTIMONY= SUPPORT.pdf

Uploaded by: Teresa Healey-Conway

Position: FAV

SENATE JUDICIAL PROCEEDINGS COMMITTEE
SENATE BILL 758
COMMON OWNERSHIP COMMUNITIES – CANDIDATE OR PROPOSITION SIGNS – DISPLAY PERIOD
March 5, 2026

POSITION: SUPPORT

I am writing in support of **SB 758 – Common Ownership Communities – Candidate or Proposition Signs – Display Period**, which would extend from 30 to 45 days the time during which a common ownership community may not restrict the display of candidate or ballot question signs prior to an election.

I am a resident of Annapolis and serve on the board of my homeowner’s association (HOA), which prohibits all signage except one “For Sale” or “For Rent” sign. While HOAs may regulate signage generally, state law prohibits them from banning political signs during a defined period surrounding an election—currently 30 days before the election through eight days after.

During the most recent election, the interpretation of this law became a point of contention within my HOA. Although counsel ultimately confirmed that political signs must be permitted during the statutory period, disagreement arose over what “30 days before” means. I believed it should be calculated from the start of early voting; others interpreted it to mean 30 days before Election Day. The statute’s lack of clarity created unnecessary confusion and conflict.

In 2025, the House of Delegates unanimously passed HB 363 (136–0), which would have clarified the law to measure the period from the start of early voting. However, the bill did not receive a vote in the Senate Judicial Proceedings Committee.

SB 758 reintroduces that clarification with two modifications: it extends the period to 45 days before the start of early voting and designates the bill as an emergency measure so that it may take effect before the June 2026 Primary Election. The 45-day period reflects the increased use of vote-by-mail and ensures residents have a meaningful opportunity to express political views before ballots are cast.

I respectfully request a favorable report on SB 758 to ensure that residents of common ownership communities can reasonably exercise their right to political speech on their own property.

Thank you,

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