

Chapter 522

(Senate Bill 540)

AN ACT concerning

Common Ownership Communities – Recreational Common Areas – Sensitive Information as Condition for Access

FOR the purpose of prohibiting a cooperative housing corporation, condominium association, or homeowners association from requiring certain sensitive information of certain individuals as a condition for access to a shared recreational area; and generally relating to recreational common areas of cooperative housing corporations, condominiums, and homeowners associations.

BY adding to

Article – Corporations and Associations

Section 5–6B–23.2

Annotated Code of Maryland

(2014 Replacement Volume and 2024 Supplement)

BY adding to

Article – Real Property

Section 11–108.2 and 11B–111.11

Annotated Code of Maryland

(2023 Replacement Volume and 2024 Supplement)

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

Article – Corporations and Associations**5–6B–23.2.**

(A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.

(2) “COMMON AREA” MEANS ANY AREA IN A COOPERATIVE PROJECT IN WHICH MEMBERS HAVE A POSSESSORY INTEREST IN COMMON.

(3) (I) “SENSITIVE INFORMATION” MEANS AN INDIVIDUAL’S:

1. SOCIAL SECURITY CARD OR SOCIAL SECURITY
NUMBER;

2. INDIVIDUAL TAXPAYER IDENTIFICATION NUMBER;

3. BIRTH CERTIFICATE;
4. RACIAL OR ETHNIC ORIGIN;
5. NATIONAL ORIGIN;
6. CITIZENSHIP OR IMMIGRATION STATUS; ~~OR~~
7. RELIGIOUS OR PHILOSOPHICAL BELIEFS; OR
8. MEDICAL RECORDS.

(II) “SENSITIVE INFORMATION” DOES NOT INCLUDE AN INDIVIDUAL’S GOVERNMENT–ISSUED PHOTO IDENTIFICATION, SUCH AS A DRIVER’S LICENSE.

(B) A COOPERATIVE HOUSING CORPORATION MAY NOT REQUIRE A MEMBER OR UNIT OCCUPANT, OR THE GUEST OR CHILD OF A MEMBER OR UNIT OCCUPANT, TO PROVIDE SENSITIVE INFORMATION AS A CONDITION FOR ACCESSING OR USING A RECREATIONAL COMMON AREA, SUCH AS A READING LOUNGE, GAME ROOM, PLAYGROUND, OR SWIMMING POOL.

Article – Real Property

11-108.2.

(A) (1) IN THIS SECTION, “SENSITIVE INFORMATION” MEANS AN INDIVIDUAL’S:

- (I) SOCIAL SECURITY CARD OR SOCIAL SECURITY NUMBER;
- (II) INDIVIDUAL TAXPAYER IDENTIFICATION NUMBER;
- (III) BIRTH CERTIFICATE;
- (IV) RACIAL OR ETHNIC ORIGIN;
- (V) NATIONAL ORIGIN;
- (VI) CITIZENSHIP OR IMMIGRATION STATUS; ~~OR~~
- (VII) RELIGIOUS OR PHILOSOPHICAL BELIEFS; OR

(VIII) MEDICAL RECORDS.

(2) “SENSITIVE INFORMATION” DOES NOT INCLUDE AN INDIVIDUAL’S GOVERNMENT–ISSUED PHOTO IDENTIFICATION, SUCH AS A DRIVER’S LICENSE.

(B) A CONDOMINIUM MAY NOT REQUIRE A UNIT OWNER OR OCCUPANT, OR THE GUEST OR CHILD OF A UNIT OWNER OR OCCUPANT, TO PROVIDE SENSITIVE INFORMATION AS A CONDITION FOR ACCESSING OR USING A RECREATIONAL COMMON AREA, SUCH AS A READING LOUNGE, GAME ROOM, PLAYGROUND, OR SWIMMING POOL.

11B–111.11.

(A) (1) IN THIS SECTION, “SENSITIVE INFORMATION” MEANS AN INDIVIDUAL’S:

(I) SOCIAL SECURITY CARD OR SOCIAL SECURITY NUMBER;

(II) INDIVIDUAL TAXPAYER IDENTIFICATION NUMBER;

(III) BIRTH CERTIFICATE;

(IV) RACIAL OR ETHNIC ORIGIN;

(V) NATIONAL ORIGIN;

(VI) CITIZENSHIP OR IMMIGRATION STATUS; ~~OR~~

(VII) RELIGIOUS OR PHILOSOPHICAL BELIEFS; OR

(VIII) MEDICAL RECORDS.

(2) “SENSITIVE INFORMATION” DOES NOT INCLUDE AN INDIVIDUAL’S GOVERNMENT–ISSUED PHOTO IDENTIFICATION, SUCH AS A DRIVER’S LICENSE.

(B) A HOMEOWNERS ASSOCIATION MAY NOT REQUIRE A LOT OWNER OR OCCUPANT, OR THE GUEST OR CHILD OF A LOT OWNER OR OCCUPANT, TO PROVIDE SENSITIVE INFORMATION AS A CONDITION FOR ACCESSING OR USING A RECREATIONAL COMMON AREA, SUCH AS A READING LOUNGE, GAME ROOM, PLAYGROUND, OR SWIMMING POOL.

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

Approved by the Governor, May 13, 2025.