

SENATE BILL 817

N1

5lr3200
CF HB 363

By: **Senator Watson**

Introduced and read first time: January 28, 2025

Assigned to: Judicial Proceedings

A BILL ENTITLED

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**

21 5–6B–23.

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

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



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

4 (1) A candidate sign; or

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

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

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

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

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

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

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

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

22 Article – Real Property

23 11–111.2.

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

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

29 (1) A candidate sign; or

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

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

4 (1) In the common elements;

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

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

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

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

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

15 11B-111.2.

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

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

21 (1) A candidate sign; or

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

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

27 (1) In the common areas;

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

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

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

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

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

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