

Chapter 779

(House Bill 956)

AN ACT concerning

Condominiums – Buildings More Than 40 Years Old – Study

FOR the purpose of requiring the Department of Housing and Community Development to conduct a study on buildings in the State that are more than 40 years old and contain a condominium; and generally relating to the Department of Housing and Community Development and condominiums.

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
That:

(a) In this section, “condominium” has the meaning stated in § 11–101 of the Real Property Article.

(b) The Department of Housing and Community Development shall conduct a study on buildings in the State that are more than 40 years old and contain a condominium.

(c) The study required under subsection (b) of this section shall determine:

(1) the number of buildings in the State that are more than 40 years old and contain a condominium;

(2) the number of condominium units within each building described under item (1) of this subsection;

(3) the average age of ~~each~~ the condominium unit ~~owner~~ owners in each building described under item (1) of this subsection;

(4) the average annual income of ~~each~~ the condominium unit ~~owner~~ owners in each building described under item (1) of this subsection;

(5) the date on which the most recent reserve study was completed for each building described under item (1) of this subsection; and

(6) the difference between the current amount in each reserve fund and the amount that is required to be in each reserve fund for each building described under item (1) of this subsection, if any.

(d) On or before December 1, 2026, the Department of Housing and Community Development shall report the findings of the study to the General Assembly, in accordance with § 2–1257 of the State Government Article.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect June 1, 2026. It shall remain effective for a period of 1 year and 1 month and, at the end of June 30, 2027, this Act, with no further action required by the General Assembly, shall be abrogated and of no further force and effect.

Approved by the Governor, May 26, 2026.