

# HOUSE BILL 502

N1  
HB 299/25 – ENT

6lr1699

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By: **Delegate Holmes**

Introduced and read first time: January 27, 2026

Assigned to: Economic Matters

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## A BILL ENTITLED

1 AN ACT concerning

2 **Real Property – Governing Bodies of Common Ownership Communities –**  
3 **Member Training**

4 FOR the purpose of requiring certain members of a board of directors or certain officers of  
5 a council of unit owners of certain condominiums and certain members of a governing  
6 body of a homeowners association to successfully complete a certain training  
7 curriculum in a certain manner and subject to certain requirements; and generally  
8 relating to members of governing bodies of condominiums and homeowners  
9 associations.

10 BY repealing and reenacting, with amendments,  
11 Article – Real Property  
12 Section 11–109 and 11B–106.1(g)  
13 Annotated Code of Maryland  
14 (2023 Replacement Volume and 2025 Supplement)

15 BY repealing and reenacting, without amendments,  
16 Article – Real Property  
17 Section 11B–106.1(a)  
18 Annotated Code of Maryland  
19 (2023 Replacement Volume and 2025 Supplement)

20 BY adding to  
21 Article – Real Property  
22 Section 11B–106.1(g)  
23 Annotated Code of Maryland  
24 (2023 Replacement Volume and 2025 Supplement)

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

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



**Article – Real Property**

11–109.

(a) The affairs of the condominium shall be governed by a council of unit owners which, even if unincorporated, is constituted a legal entity for all purposes. The council of unit owners shall be comprised of all unit owners.

(b) The bylaws may authorize or provide for the delegation of any power of the council of unit owners to a board of directors, officers, managing agent, or other person for the purpose of carrying out the responsibilities of the council of unit owners.

**(C) (1) THIS SUBSECTION APPLIES ONLY TO A MEMBER OF A BOARD OF DIRECTORS OR AN OFFICER OF A COUNCIL OF UNIT OWNERS FOR A CONDOMINIUM THAT IS COMPOSED SOLELY OF RESIDENTIAL FOR-SALE HOUSING OR CONSUMER REALTY WHO SERVES AFTER A MEETING REQUIRED UNDER SUBSECTION (D)(16) OF THIS SECTION.**

**(2) (I) EACH MEMBER OF A BOARD OF DIRECTORS OR OFFICER OF A COUNCIL OF UNIT OWNERS SHALL SUCCESSFULLY COMPLETE A TRAINING CURRICULUM ON THE RESPONSIBILITIES OF BEING A MEMBER OR AN OFFICER DEVELOPED BY:**

**1. A COMMON OWNERSHIP COMMISSION RECOGNIZED BY THE STATE OR A LOCAL GOVERNMENT;**

**2. AN ORGANIZATION APPROVED TO ADMINISTER THE TRAINING CURRICULUM BY A RECOGNIZED COMMON OWNERSHIP COMMISSION;**

**3. AN INSTITUTION ACCREDITED BY THE MIDDLE STATES COMMISSION ON HIGHER EDUCATION;**

**4. A MEMBERSHIP ORGANIZATION THAT OFFERS NATIONALLY RECOGNIZED CERTIFICATION CREDENTIALS FOR COMMUNITY MANAGERS; OR**

**5. A COUNTY WITH COURSEWORK ESTABLISHED BY THE COUNTY COMMON OWNERSHIP COMMISSION.**

**(II) A TRAINING CURRICULUM DEVELOPED UNDER THIS PARAGRAPH SHALL INCLUDE TRAINING ON:**

**1. THE MARYLAND HOMEOWNERS ASSOCIATION ACT, THE MARYLAND CONDOMINIUM ACT, AND THE MARYLAND COOPERATIVE HOUSING CORPORATION ACT;**

1                               **2. ROLES AND RESPONSIBILITIES OF COMMON**  
2 **OWNERSHIP COMMUNITY GOVERNING BODIES;**

3                               **3. FIDUCIARY DUTY;**

4                               **4. RESPONSIBLE GOVERNANCE POLICIES;**

5                               **5. LEGAL STRUCTURES AND GUIDELINES;**

6                               **6. RESERVES AND AUDITS;**

7                               **7. MEETING PROCEDURES AND REQUIREMENTS;**

8                               **8. HANDLING OF DISPUTES;**

9                               **9. INSURANCE AND BONDING;**

10                              **10. COMMUNITY MAINTENANCE;**

11                              **11. RECORD KEEPING; AND**

12                              **12. STATE AND LOCAL RESOURCES FOR GOVERNING**  
13 **BODIES.**

14                              **(3) EACH MEMBER OF THE BOARD OF DIRECTORS OR OFFICER OF THE**  
15 **COUNCIL OF UNIT OWNERS SHALL SUCCESSFULLY COMPLETE THE TRAINING**  
16 **CURRICULUM REQUIRED UNDER THIS SUBSECTION WITHIN 90 DAYS AFTER THE**  
17 **INDIVIDUAL:**

18                              **(I) IS FIRST ELECTED OR APPOINTED TO THE OFFICE; OR**

19                              **(II) FOR AN INDIVIDUAL WHO IS IN OFFICE ON OCTOBER 1,**  
20 **2026, BEGINS A SUBSEQUENT TERM AS A MEMBER OF THE BOARD OF DIRECTORS OR**  
21 **AN OFFICER OF THE COUNCIL OF UNIT OWNERS.**

22                              **(4) (I) THE BOARD OF DIRECTORS OR THE OFFICERS OF THE**  
23 **COUNCIL OF UNIT OWNERS SHALL:**

24                              **1. CERTIFY THAT EACH MEMBER OR OFFICER**  
25 **SUCCESSFULLY COMPLETES THE TRAINING CURRICULUM REQUIRED UNDER THIS**  
26 **SUBSECTION;**

27                              **2. RETAIN A COPY OF THE CERTIFICATE OF**  
28 **COMPLETION OF EACH MEMBER OR OFFICER; AND**



(ii) If the requirements of § 11–139.1 of this title are met, by electronic transmission.

(6) Except as provided in § 11–109.1 of this title, a meeting of a governing body shall be open and held at a time and location as provided in the notice or bylaws.

(7) (i) This paragraph does not apply to any meeting of the governing body that occurs at any time before the meeting at which the unit owners elect officers or a board of directors in accordance with paragraph (16) of this subsection.

(ii) Subject to subparagraph (iii) of this paragraph and to reasonable rules adopted by the governing body under § 11–111 of this title, a governing body shall provide a designated period of time during a meeting to allow unit owners an opportunity to comment on any matter relating to the condominium.

(iii) During a meeting at which the agenda is limited to specific topics or at a special meeting, the unit owners' comments may be limited to the topics listed on the meeting agenda.

(iv) The governing body shall convene at least one meeting each year at which the agenda is open to any matter relating to the condominium.

(8) (i) Unless the bylaws provide otherwise, a quorum is deemed present throughout any meeting of the council of unit owners if persons entitled to cast 25 percent of the total number of votes appurtenant to all units are present in person or by proxy.

(ii) If the number of persons present in person or by proxy at a properly called meeting of the council of unit owners is insufficient to constitute a quorum, an additional meeting of the council of unit owners may be called for the same purpose if:

1. The notice of the initial properly called meeting stated:

A. That the procedure authorized by this paragraph might be invoked; and

B. The date, time, and place of the additional meeting; and

2. A majority of the unit owners present vote in person or by proxy to call for the additional meeting.

(iii) 1. An additional meeting called under subparagraph (ii) of this paragraph shall occur not less than 15 days after the initial properly called meeting.

2. Not less than 10 days before the additional meeting, a separate and distinct notice of the date, time, place, and purpose of the additional meeting called under subparagraph (ii) of this paragraph shall be:

1                   A.     Delivered, mailed, or sent by electronic transmission if the  
2 requirements of § 11–139.1 of this title are met, to each unit owner at the address shown  
3 on the roster maintained under paragraph (2) of this subsection;

4                   B.     Advertised in a newspaper published in the county where  
5 the condominium is located; or

6                   C.     If the condominium has a website, posted on the homepage  
7 of the website.

8                   3.     The notice shall contain the quorum and voting provisions  
9 of subparagraph (iv) of this paragraph.

10                  (iv) 1.     At the additional meeting, the unit owners present in  
11 person or by proxy constitute a quorum.

12                   2.     Unless the bylaws provide otherwise, a majority of the  
13 unit owners present in person or by proxy:

14                   A.     May approve or authorize the proposed action at the  
15 additional meeting; and

16                   B.     May take any other action that could have been taken at  
17 the original meeting if a sufficient number of unit owners had been present.

18                  (v)     This paragraph may not be construed to affect the percentage of  
19 votes required to amend the declaration or bylaws or to take any other action required to  
20 be taken by a specified percentage of votes.

21                  (9)     At meetings of the council of unit owners each unit owner shall be  
22 entitled to cast the number of votes appurtenant to his unit. Unit owners may vote by proxy,  
23 but the proxy is effective only for a maximum period of 180 days following its issuance,  
24 unless granted to a lessee or mortgagee.

25                  (10)    Any proxy may be revoked at any time at the pleasure of the unit owner  
26 or unit owners executing the proxy.

27                  (11)    A proxy who is not appointed to vote as directed by a unit owner may  
28 only be appointed for purposes of meeting quorums and to vote for matters of business  
29 before the council of unit owners, other than an election of officers and members of the  
30 board of directors.

31                  (12)    Only a unit owner voting in person or by electronic transmission if the  
32 requirements of § 11–139.2 of this title are met or a proxy voting for candidates designated  
33 by a unit owner may vote for officers and members of the board of directors.

(13) Unless otherwise provided in the bylaws, a unit owner may nominate himself or any other person to be an officer or member of the board of directors. A call for nominations shall be sent to all unit owners not less than 45 days before notice of an election is sent. Only nominations made at least 15 days before notice of an election shall be listed on the election ballot. Candidates shall be listed on the ballot in alphabetical order, with no indicated candidate preference. Nominations may be made from the floor at the meeting at which the election to the board is held.

(14) Election materials prepared with funds of the council of unit owners shall list candidates in alphabetical order and may not indicate a candidate preference.

(15) Unless otherwise provided in this title, and subject to provisions in the bylaws requiring a different majority, decisions of the council of unit owners shall be made on a majority of votes of the unit owners listed on the current roster present and voting.

(16) (i) A meeting of the council of unit owners to elect a board of directors for the council of unit owners, as provided in the condominium declaration or bylaws, shall be held within:

1. 60 days from the date that units representing 50 percent of the votes in the condominium have been conveyed by the developer to members of the public for residential purposes; or

2. If a lesser percentage is specified in the declaration or bylaws of the condominium, 60 days from the date the specified lesser percentage of units in the condominium are sold to members of the public for residential purposes.

(ii) 1. Before the date of the meeting held under subparagraph (i) of this paragraph, the developer shall deliver to each unit owner notice that the requirements of subparagraph (i) of this paragraph have been met.

2. The notice shall include the date, time, and place of the meeting to elect the board of directors for the council of unit owners.

(iii) If a replacement board member is elected, the term of each member of the board of directors appointed by the developer shall end 10 days after the meeting is held as specified in subparagraph (i) of this paragraph.

(iv) Within 30 days from the date of the meeting held under subparagraph (i) of this paragraph, the developer shall deliver to the officers or board of directors for the council of unit owners, as provided in the condominium declaration or bylaws, at the developer's expense:

1. The documents specified in § 11–132 of this title;

2. The condominium funds, including operating funds, replacement reserves, investment accounts, and working capital;

1                                   3.     The tangible property of the condominium; and

2                                   4.     A roster of current unit owners, including mailing  
3 addresses, telephone numbers, and unit numbers, if known.

4                                   (v)    The replacement reserves delivered under subparagraph (iv)2 of  
5 this paragraph for a residential condominium shall be equal to at least the reserve funding  
6 amount recommended in the reserve study completed under § 11–109.4 of this title as of  
7 the date of the meeting.

8                                   (vi)   1.     This subparagraph does not apply to a contract entered  
9 into before October 1, 2009.

10                                   2.     A.     In this subparagraph, “contract” means an  
11 agreement with a company or individual to handle financial matters, maintenance, or  
12 services for the condominium.

13                                   B.     “Contract” does not include an agreement relating to the  
14 provision of utility services or communication systems.

15                                   3.     Until all members of the board of directors of the  
16 condominium are elected by the unit owners at a transitional meeting as specified in  
17 subparagraph (i) of this paragraph, a contract entered into by the officers or board of  
18 directors of the condominium may be terminated, at the discretion of the board of directors  
19 and without liability for the termination, not later than 30 days after notice.

20                                   (vii) If the developer fails to comply with the requirements of this  
21 paragraph, an aggrieved unit owner may submit the dispute to the Division of Consumer  
22 Protection of the Office of the Attorney General under § 11–130(c) of this title.

23                                   (17) (i)    Elections, including the collection and counting of ballots and the  
24 certifying of results, for officers or members of the governing body other than the full  
25 membership of the council of unit owners shall be conducted by independent parties who:

26                                   1.     Are not candidates in the election; and

27                                   2.     Do not have a conflict of interest regarding any candidate  
28 in the election.

29                                   (ii)   A unit owner is an independent party if the unit owner:

30                                   1.     Complies with the requirements of this section;

31                                   2.     Does not electioneer for any candidate; and



1                               3.     Is not subject to an objection by more than 25 percent of  
2 the eligible voting members of the council of unit owners.

3                               (iii)   Unless property management for a condominium is owned by the  
4 condominium, or a parent association of the condominium, representatives of the  
5 condominium's property management are not independent parties.

6                               (18)   The governing body may retain a third-party vendor or employ a  
7 commercial technology platform to conduct an election.

8                               (19)   Individuals conducting an election shall make reasonable efforts to  
9 ensure that the election is fair and that there is accountability for the process and the  
10 results of the election.

11                              (20)   A unit owner designated to conduct an election who acts in good faith  
12 is not personally liable in connection with the conduct of the election.

13                              (21)   (i)     The governing body shall make reasonable accommodations,  
14 including reasonable use of any portion of common areas, for unit owners to engage in  
15 organizing activities relating to governance of the condominium.

16                              (ii)    The governing body may not prevent unit owners from or  
17 retaliate against unit owners for exercising rights guaranteed under law or under the  
18 governing documents of the condominium.

19                              (22)   Provisions of the governing documents, rules, or regulations of a  
20 condominium relating to the conduct of elections that are inconsistent with the  
21 requirements of this section are unenforceable and void.

22                              **[(d)] (E)**   The council of unit owners may be either incorporated as a nonstock  
23 corporation or unincorporated and it is subject to those provisions of Title 5, Subtitle 2 of  
24 the Corporations and Associations Article which are not inconsistent with this title. The  
25 council of unit owners has, subject to any provision of this title, and except as provided in  
26 item (22) of this subsection, the declaration, and bylaws, the following powers:

27                              (1)     To have perpetual existence, subject to the right of the unit owners to  
28 terminate the condominium regime as provided in § 11–123 of this title;

29                              (2)     To adopt and amend reasonable rules and regulations;

30                              (3)     To adopt and amend budgets for revenues, expenditures, and reserves  
31 and collect assessments for common expenses from unit owners;

32                              (4)     To sue and be sued, complain and defend, or intervene in litigation or  
33 administrative proceedings in its own name on behalf of itself or two or more unit owners  
34 on matters affecting the condominium;

1           (5) To transact its business, carry on its operations and exercise the powers  
2 provided in this subsection in any state, territory, district, or possession of the United  
3 States and in any foreign country;

4           (6) To make contracts and guarantees, incur liabilities and borrow money,  
5 sell, mortgage, lease, pledge, exchange, convey, transfer, and otherwise dispose of any part  
6 of its property and assets;

7           (7) To issue bonds, notes, and other obligations and secure the same by  
8 mortgage or deed of trust of any part of its property, franchises, and income;

9           (8) To acquire by purchase or in any other manner, to take, receive, own,  
10 hold, use, employ, improve, and otherwise deal with any property, real or personal, or any  
11 interest therein, wherever located;

12           (9) To hire and terminate managing agents and other employees, agents,  
13 and independent contractors;

14           (10) To purchase, take, receive, subscribe for or otherwise acquire, own,  
15 hold, vote, use, employ, sell, mortgage, loan, pledge or otherwise dispose of, and otherwise  
16 use and deal in and with, shares or other interests in, or obligation of corporations of the  
17 State, or foreign corporations, and of associations, partnerships, and individuals;

18           (11) To invest its funds and to lend money in any manner appropriate to  
19 enable it to carry on the operations or to fulfill the purposes named in the declaration or  
20 bylaws, and to take and to hold real and personal property as security for the payment of  
21 funds so invested or loaned;

22           (12) To regulate the use, maintenance, repair, replacement, and  
23 modification of common elements;

24           (13) To cause additional improvements to be made as a part of the general  
25 common elements;

26           (14) To grant easements, rights-of-way, licenses, leases in excess of 1 year,  
27 or similar interests through or over the common elements in accordance with § 11–125(f)  
28 of this title;

29           (15) To impose and receive any payments, fees, or charges for the use, rental,  
30 or operation of the common elements other than limited common elements;

31           (16) To impose charges for late payment of assessments and, after notice  
32 and an opportunity to be heard, levy reasonable fines for violations of the declaration,  
33 bylaws, and rules and regulations of the council of unit owners, under § 11–113 of this title;

1 (17) To impose reasonable charges for the preparation and recordation of  
2 amendments to the declaration, bylaws, rules, regulations, or resolutions, resale  
3 certificates, or statements of unpaid assessments;

4 (18) To provide for the indemnification of and maintain liability insurance  
5 for officers, directors, and any managing agent or other employee charged with the  
6 operation or maintenance of the condominium;

7 (19) To enforce the implied warranties made to the council of unit owners by  
8 the developer under § 11–131 of this title;

9 (20) To enforce the provisions of this title, the declaration, bylaws, and rules  
10 and regulations of the council of unit owners against any unit owner or occupant;

11 (21) Generally, to exercise the powers set forth in this title and the  
12 declaration or bylaws and to do every other act not inconsistent with law, which may be  
13 appropriate to promote and attain the purposes set forth in this title, the declaration or  
14 bylaws; and

15 (22) To designate parking for individuals with disabilities, notwithstanding  
16 any provision in the declaration, bylaws, or rules and regulations.

17 **[(e)] (F)** A unit owner may not have any right, title, or interest in any property  
18 owned by the council of unit owners other than as holder of a percentage interest in common  
19 expenses and common profits appurtenant to his unit.

20 **[(f)] (G)** A unit owner's rights as holder of a percentage interest in common  
21 expenses and common profits are such that:

22 (1) A unit owner's right to possess, use, or enjoy property of the council of  
23 unit owners shall be as provided in the bylaws; and

24 (2) A unit owner's interest in the property is not assignable or attachable  
25 separate from his unit except as provided in §§ 11–107(d) and 11–112(g) of this title.

26 11B–106.1.

27 (a) A meeting of the members of the homeowners association to elect a governing  
28 body of the homeowners association shall be held within:

29 (1) 60 days from the date that at least 75% of the total number of lots that  
30 may be part of the development after all phases are complete are sold to members of the  
31 public for residential purposes; or

32 (2) If a lesser percentage is specified in the governing documents of the  
33 homeowners association, 60 days from the date the specified lesser percentage of the total

number of lots in the development after all phases are complete are sold to members of the public for residential purposes.

**(G) (1) THIS SUBSECTION APPLIES ONLY TO A MEMBER OF THE GOVERNING BODY OF A HOMEOWNERS ASSOCIATION THAT CONSISTS SOLELY OF RESIDENTIAL FOR-SALE HOUSING WHO SERVES AFTER THE MEETING REQUIRED UNDER SUBSECTION (A) OF THIS SECTION.**

**(2) (I) EACH MEMBER OF THE GOVERNING BODY SHALL SUCCESSFULLY COMPLETE A TRAINING CURRICULUM ON THE RESPONSIBILITIES OF A MEMBER OF THE GOVERNING BODY DEVELOPED BY:**

**1. A COMMON OWNERSHIP COMMISSION RECOGNIZED BY THE STATE OR A LOCAL GOVERNMENT;**

**2. AN ORGANIZATION APPROVED TO ADMINISTER THE TRAINING CURRICULUM BY A RECOGNIZED COMMON OWNERSHIP COMMISSION;**

**3. AN INSTITUTION ACCREDITED BY THE MIDDLE STATES COMMISSION ON HIGHER EDUCATION;**

**4. A MEMBERSHIP ORGANIZATION THAT OFFERS NATIONALLY RECOGNIZED CERTIFICATION CREDENTIALS FOR COMMUNITY MANAGERS; OR**

**5. A COUNTY WITH COURSEWORK ESTABLISHED BY THE COUNTY COMMON OWNERSHIP COMMISSION.**

**(II) A TRAINING CURRICULUM DEVELOPED UNDER THIS PARAGRAPH SHALL INCLUDE TRAINING ON:**

**1. THE MARYLAND HOMEOWNERS ASSOCIATION ACT, THE MARYLAND CONDOMINIUM ACT, AND THE MARYLAND COOPERATIVE HOUSING CORPORATION ACT;**

**2. ROLES AND RESPONSIBILITIES OF COMMON OWNERSHIP COMMUNITY GOVERNING BODIES;**

**3. FIDUCIARY DUTY;**

**4. RESPONSIBLE GOVERNANCE POLICIES;**

**5. LEGAL STRUCTURES AND GUIDELINES;**

**6. RESERVES AND AUDITS;**

1                               7.     MEETING PROCEDURES AND REQUIREMENTS;

2                               8.     HANDLING OF DISPUTES;

3                               9.     INSURANCE AND BONDING;

4                               10.   COMMUNITY MAINTENANCE;

5                               11.   RECORD KEEPING; AND

6                               12.   STATE AND LOCAL RESOURCES FOR GOVERNING  
7 BODIES.

8                   (3)   EACH MEMBER OF THE GOVERNING BODY SHALL SUCCESSFULLY  
9 COMPLETE THE TRAINING CURRICULUM REQUIRED UNDER THIS SUBSECTION  
10 WITHIN 90 DAYS AFTER THE INDIVIDUAL:

11                               (I)   IS FIRST ELECTED OR APPOINTED TO THE GOVERNING  
12 BODY; OR

13                               (II)   FOR A MEMBER WHO IS IN OFFICE ON OCTOBER 1, 2026,  
14 BEGINS A SUBSEQUENT TERM AS A MEMBER OF THE GOVERNING BODY.

15                   (4)   (I)   THE GOVERNING BODY SHALL:

16                                       1.   CERTIFY THAT EACH MEMBER SUCCESSFULLY  
17 COMPLETES THE TRAINING CURRICULUM REQUIRED UNDER THIS SUBSECTION;

18                                       2.   RETAIN A COPY OF THE CERTIFICATE OF  
19 COMPLETION OF EACH MEMBER; AND

20                                       3.   WITHIN 90 DAYS AFTER THE CERTIFICATION OF THE  
21 MEMBER, REPORT TO THE COMMON OWNERSHIP COMMISSION ON THE  
22 CERTIFICATION.

23                               (II)   A CERTIFICATE OF COMPLETION ISSUED UNDER THIS  
24 PARAGRAPH SHALL BE VALID FOR 3 YEARS.

25                               (III) IF A MEMBER OF THE GOVERNING BODY REMAINS A  
26 MEMBER OF THE GOVERNING BODY AT THE TIME THE CERTIFICATE EXPIRES, THE  
27 MEMBER SHALL RENEW THE CERTIFICATION BY SUCCESSFULLY COMPLETING THE  
28 TRAINING REQUIRED UNDER THIS SUBSECTION.

1                   **(5) IF A MEMBER OF THE GOVERNING BODY DOES NOT**  
2 **SUCCESSFULLY COMPLETE THE TRAINING REQUIRED UNDER THIS SUBSECTION,**  
3 **THE GOVERNING BODY MAY:**

4                   **(I) REMOVE THE MEMBER FROM THE GOVERNING BODY; OR**

5                   **(II) INVALIDATE A VOTE OF THE MEMBER.**

6           **[(g)] (H)** If the declarant fails to comply with the requirements of this section, an  
7 aggrieved lot owner may submit the dispute to the Division of Consumer Protection of the  
8 Office of the Attorney General under § 11B–115(c) of this title.

9           SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
10 October 1, 2026.