

HOUSE BILL 956

N1

6lr3300

By: **Delegate Rosenberg**

Introduced and read first time: February 5, 2026

Assigned to: Economic Matters

Committee Report: Favorable with amendments

House action: Adopted

Read second time: March 3, 2026

CHAPTER _____

1 AN ACT concerning

2 **Condominiums – Buildings More Than 40 Years Old – Study**

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

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

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

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

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

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

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

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



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

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

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

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

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

13 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect June
14 1, 2026. It shall remain effective for a period of 1 year and 1 month and, at the end of June
15 30, 2027, this Act, with no further action required by the General Assembly, shall be
16 abrogated and of no further force and effect.

Approved:

Governor.

Speaker of the House of Delegates.

President of the Senate.