

HOUSE BILL 1577

N1, C1

6lr3501

By: **Delegate Ross**

Introduced and read first time: February 13, 2026

Assigned to: Economic Matters

A BILL ENTITLED

1 AN ACT concerning

2 **Common Ownership Communities – Common Areas – Approval of Alterations**

3 FOR the purpose of prohibiting the governing body of a cooperative housing corporation,
4 condominium, or homeowners association from making certain alterations to a
5 common area without the approval of a majority of certain members, unit owners, or
6 lot owners; and generally relating to the common areas of a common ownership
7 community.

8 BY adding to

9 Article – Corporations and Associations
10 Section 5–6B–23.3
11 Annotated Code of Maryland
12 (2025 Replacement Volume)

13 BY adding to

14 Article – Real Property
15 Section 11–108.3 and 11B–106.3
16 Annotated Code of Maryland
17 (2023 Replacement Volume and 2025 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–23.3.**

22 (A) IN THIS SECTION, “COMMON ELEMENT” MEANS ANY AREA IN A
23 COOPERATIVE HOUSING CORPORATION IN WHICH MEMBERS HAVE A POSSESSORY
24 INTEREST IN COMMON.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 (B) THIS SECTION DOES NOT APPLY TO:

2 (1) THE ORDINARY MAINTENANCE OR NECESSARY REPAIR OR
3 REPLACEMENT OF A COMMON ELEMENT; OR

4 (2) ANY MAINTENANCE, REPAIR, OR REPLACEMENT REQUEST THAT
5 DOES NOT EXCEED \$1,000.

6 (C) THE GOVERNING BODY OF A COOPERATIVE HOUSING CORPORATION
7 MAY NOT RENOVATE, EXPAND, UPGRADE, OR OTHERWISE SUBSTANTIALLY ALTER A
8 COMMON ELEMENT WITHOUT THE APPROVAL OF A MAJORITY OF THE MEMBERS.

9 (D) THE APPROVAL OF A MAJORITY OF MEMBERS REQUIRED UNDER
10 SUBSECTION (C) OF THIS SECTION MAY BE OBTAINED BY ANY MEANS TO WHICH ALL
11 MEMBERS HAVE ACCESS.

12 Article – Real Property

13 11–108.3.

14 (A) THIS SECTION DOES NOT APPLY TO:

15 (1) THE ORDINARY MAINTENANCE OR NECESSARY REPAIR OR
16 REPLACEMENT OF A COMMON ELEMENT; OR

17 (2) ANY MAINTENANCE, REPAIR, OR REPLACEMENT REQUEST THAT
18 DOES NOT EXCEED \$1,000.

19 (B) THE BOARD OF DIRECTORS OR OTHER GOVERNING BODY OF A
20 CONDOMINIUM MAY NOT RENOVATE, EXPAND, UPGRADE, OR OTHERWISE
21 SUBSTANTIALLY ALTER A COMMON ELEMENT WITHOUT THE APPROVAL OF A
22 MAJORITY OF THE UNIT OWNERS IN GOOD STANDING.

23 (C) THE APPROVAL OF A MAJORITY OF UNIT OWNERS REQUIRED UNDER
24 SUBSECTION (B) OF THIS SECTION MAY BE OBTAINED BY ANY MEANS TO WHICH ALL
25 UNIT OWNERS HAVE ACCESS.

26 11B–106.3.

27 (A) THIS SECTION DOES NOT APPLY TO:

28 (1) THE ORDINARY MAINTENANCE OR NECESSARY REPAIR OR
29 REPLACEMENT OF COMMON AREAS; OR

1 **(2) ANY MAINTENANCE, REPAIR, OR REPLACEMENT REQUEST THAT**
2 **DOES NOT EXCEED \$1,000.**

3 **(B) THE GOVERNING BODY OF A HOMEOWNERS ASSOCIATION MAY NOT**
4 **RENOVATE, EXPAND, UPGRADE, OR OTHERWISE SUBSTANTIALLY ALTER COMMON**
5 **AREAS OF THE HOMEOWNERS ASSOCIATION WITHOUT THE APPROVAL OF A**
6 **MAJORITY OF THE LOT OWNERS IN GOOD STANDING.**

7 **(C) THE APPROVAL OF A MAJORITY OF LOT OWNERS REQUIRED UNDER**
8 **SUBSECTION (B) OF THIS SECTION MAY BE OBTAINED BY ANY MEANS TO WHICH ALL**
9 **LOT OWNERS HAVE ACCESS.**

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