

# SENATE BILL 747

N1

6lr3534  
CF HB 469

---

By: Senator McKay

Introduced and read first time: February 6, 2026

Assigned to: Judicial Proceedings

---

## A BILL ENTITLED

1 AN ACT concerning

### 2 **Condominiums – Mandatory Insurance Coverage**

3 FOR the purpose of requiring a certain condominium unit owner to obtain a certain  
4 insurance policy for the unit; requiring a certain insurance policy to include certain  
5 provisions; authorizing a council of unit owners to acquire a certain insurance policy  
6 and charge a certain assessment under certain circumstances; and generally relating  
7 to mandatory insurance coverage for condominiums.

8 BY adding to

9 Article – Real Property

10 Section 11-114.3

11 Annotated Code of Maryland

12 (2023 Replacement Volume and 2025 Supplement)

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

#### 15 **Article – Real Property**

16 **11-114.3.**

17 (A) (1) THIS SECTION APPLIES ONLY TO A CONDOMINIUM COMPOSED  
18 ENTIRELY OF UNITS INTENDED FOR RESIDENTIAL USE.

19 (2) THIS SECTION DOES NOT APPLY TO DETACHED UNITS OF A  
20 CONDOMINIUM.

21 (B) (1) A UNIT OWNER SHALL MAINTAIN A CONDOMINIUM UNIT OWNER  
22 INSURANCE POLICY OR A SUBSTANTIALLY SIMILAR PROPERTY INSURANCE POLICY  
23 ON THE UNIT.

---

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



(2) AN INSURANCE POLICY REQUIRED UNDER PARAGRAPH (1) OF  
THIS SUBSECTION SHALL INCLUDE:

6 (II) A COVERAGE LIMIT THAT IS SUFFICIENT TO REPAIR OR  
7 REPLACE THE UNIT OWNER'S PERSONAL PROPERTY OR THE CONTENTS OF THE UNIT;

11 (IV) PERSONAL LIABILITY COVERAGE OF AT LEAST \$500,000;

12 (v) LOSS ASSESSMENT COVERAGE OF AT LEAST \$25,000; AND

13 (VI) DWELLING OR BUILDING PROPERTY COVERAGE OF AT  
14 LEAST THE GREATER OF:

15 1. \$25,000; OR

**2. THE AMOUNT NECESSARY TO REPAIR AND REPLACE:**

22 (C) THE BYLAWS OF A CONDOMINIUM MAY REQUIRE A UNIT OWNER TO  
23 MAINTAIN AN INSURANCE POLICY THAT INCLUDES COVERAGE AMOUNTS IN EXCESS  
24 OF THE REQUIREMENTS UNDER SUBSECTION (B) OF THIS SECTION.

25 (D) EACH UNIT OWNER SHALL PROVIDE EVIDENCE OF THE INSURANCE  
26 POLICY REQUIRED UNDER SUBSECTION (B) OF THIS SECTION TO THE COUNCIL OF  
27 UNIT OWNERS:

28 (1) ANNUALLY; AND

1           **(E) (1) IF A UNIT OWNER DOES NOT MAINTAIN AN INSURANCE POLICY AS**  
2   **REQUIRED UNDER SUBSECTION (B) OF THIS SECTION, THE COUNCIL OF UNIT**  
3   **OWNERS MAY ACQUIRE AN INSURANCE POLICY ON BEHALF OF THE UNIT OWNER.**

4           **(2) A COUNCIL OF UNIT OWNERS THAT ACQUIRES AN INSURANCE**  
5   **POLICY ON BEHALF OF A UNIT OWNER UNDER PARAGRAPH (1) OF THIS SUBSECTION**  
6   **MAY CHARGE THE INSURANCE PREMIUM AS AN ASSESSMENT TO THE UNIT OWNER.**

7           **(3) FOR AN INSURANCE POLICY ACQUIRED ON BEHALF OF A UNIT**  
8   **OWNER UNDER THIS SUBSECTION, THE INSURANCE CARRIER SHALL PAY DIRECTLY**  
9   **TO THE COUNCIL OF UNIT OWNERS THE PORTION OF THE COUNCIL'S DEDUCTIBLE**  
10   **THAT THE UNIT OWNER IS RESPONSIBLE FOR UNDER § 11-114 OF THIS TITLE.**

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