

SENATE BILL 758

N1

EMERGENCY BILL

6lr2461

CF HB 855

By: **Senators Watson, Muse, Corderman, and West**

Introduced and read first time: February 6, 2026

Assigned to: Judicial Proceedings

A BILL ENTITLED

1 AN ACT concerning

2 **Common Ownership Communities – Candidate or Proposition Signs – Display**
3 **Period**

4 FOR the purpose of altering, under certain circumstances, the time period during which a
5 common ownership community may restrict the display of candidate or proposition
6 signs; and generally relating to limitations on the display of candidate and
7 proposition signs in common ownership communities.

8 BY repealing and reenacting, with amendments,
9 Article – Corporations and Associations
10 Section 5–6B–23
11 Annotated Code of Maryland
12 (2025 Replacement Volume)

13 BY repealing and reenacting, with amendments,
14 Article – Real Property
15 Section 11–111.2 and 11B–111.2
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.

22 (a) In this section, “candidate sign” means a sign on behalf of a candidate for
23 public office or a slate of candidates for public office.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



(b) Except as provided in subsection (c) of this section, a recorded covenant or restriction, a provision in a declaration, or a provision in the bylaws or rules of a cooperative housing corporation may not prohibit or restrict the display of:

4 (1) A candidate sign; or

(c) A recorded covenant or restriction, a provision in a declaration, or a provision in the bylaws or rules of a cooperative housing corporation may restrict the display of a candidate sign or a sign that advertises the support or defeat of any proposition:

10 (1) In any areas constituting those portions of a cooperative project
11 possessed in common by the members;

12 (2) In accordance with provisions of federal, State, and local law; or

16 (i) 1. [30] 45 DAYS BEFORE THE START OF EARLY VOTING
17 FOR A PRIMARY ELECTION, GENERAL ELECTION, OR VOTE ON THE PROPOSITION; OR

20 (ii) 7 days after the primary election, general election, or vote on the
21 proposition.

Article – Real Property

23 11-111.2.

24 (a) In this section, "candidate sign" means a sign on behalf of a candidate for
25 public office or a slate of candidates for public office.

26 (b) Except as provided in subsection (c) of this section, a recorded covenant or
27 restriction, a provision in a declaration, or a provision in the bylaws or rules of a
28 condominium may not restrict or prohibit the display of:

29 (1) A candidate sign; or

30 (2) A sign that advertises the support or defeat of any question submitted
31 to voters in accordance with the Election Law Article.

4 (1) In the common elements;

5 (2) In accordance with provisions of federal, State, and local law; or

(3) If a limitation to the time period during which signs may be displayed is not specified by a law of the jurisdiction in which the condominium is located, to a time period not less than:

9 (i) 1. [30] 45 DAYS BEFORE THE START OF EARLY VOTING
10 FOR A PRIMARY ELECTION, GENERAL ELECTION, OR VOTE ON THE PROPOSITION; OR

13 (ii) 7 days after the primary election, general election, or vote on the
14 proposition.

15 11B-111.2.

16 (a) In this section, "candidate sign" means a sign on behalf of a candidate for
17 public office or a slate of candidates for public office.

18 (b) Except as provided in subsection (c) of this section, a recorded covenant or
19 restriction, a provision in a declaration, or a provision in the bylaws or rules of a
20 homeowners association may not restrict or prohibit the display of:

21 (1) A candidate sign; or

22 (2) A sign that advertises the support or defeat of any question submitted
23 to the voters in accordance with the Election Law Article.

24 (c) A recorded covenant or restriction, a provision in a declaration, or a provision
25 in the bylaws or rules of a homeowners association may restrict the display of a candidate
26 sign or a sign that advertises the support or defeat of any proposition:

27 (1) In the common areas;

28 (2) In accordance with provisions of federal, State, and local law; or

1 (i) 1. [30] 45 DAYS BEFORE THE START OF EARLY VOTING
2 FOR A PRIMARY ELECTION, GENERAL ELECTION, OR VOTE ON THE PROPOSITION; OR

5 (ii) 7 days after the primary election, general election, or vote on the
6 proposition.

7 SECTION 2. AND BE IT FURTHER ENACTED, That this Act is an emergency
8 measure, is necessary for the immediate preservation of the public health or safety, has
9 been passed by a yea and nay vote supported by three-fifths of all the members elected to
10 each of the two Houses of the General Assembly, and shall take effect from the date it is
11 enacted.