

# SENATE BILL 758

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EMERGENCY BILL

6lr2461  
CF HB 855

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

Introduced and read first time: February 6, 2026

Assigned to: Judicial Proceedings

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## 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.

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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:

(1) A candidate sign; or

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

(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:

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

(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 governing the jurisdiction in which the cooperative housing corporation is located, to a time period not less than:

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

2. **IF THERE IS NO EARLY VOTING, 45 days before the** primary election, general election, or vote on the proposition; and

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

## **Article – Real Property**

11–111.2.

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

(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 condominium may not restrict or prohibit the display of:

(1) A candidate sign; or

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

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

(1) In the common elements;

(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:

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

2. **IF THERE IS NO EARLY VOTING, 45** days before the primary election, general election, or vote on the proposition; and

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

11B–111.2.

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

(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 homeowners association may not restrict or prohibit the display of:

(1) A candidate sign; or

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

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

(1) In the common areas;

(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 homeowners association is located, to a time period not less than:

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

2. IF THERE IS NO EARLY VOTING, 45 days before the  
primary election, general election, or vote on the proposition; and

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

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