

# 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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Committee Report: Favorable

Senate action: Adopted

Read second time: March 2, 2026

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## CHAPTER \_\_\_\_\_

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**

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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 5-6B-23.

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

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

7 (1) A candidate sign; or

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

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

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

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

16 (3) If a limitation to the time period during which signs may be displayed  
17 is not specified by a law governing the jurisdiction in which the cooperative housing  
18 corporation is located, to a time period not less than:

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

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

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

## 25 Article – Real Property

26 11-111.2.

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

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

1 (1) A candidate sign; or

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

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

7 (1) In the common elements;

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

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

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

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

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

18 11B-111.2.

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

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

24 (1) A candidate sign; or

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

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

30 (1) In the common areas;

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

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

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

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

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

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

Approved:

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Governor.

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President of the Senate.

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Speaker of the House of Delegates.