



House Bill 25 -- Condominiums and Homeowners Associations – Amendments to Declarations and Governing Documents

Position: Support

The Maryland REALTORS® support HB 25 which requires Common Ownership Communities (CoCs) to notify lenders about amendments to their governing documents. Sometimes these governing documents require the notice and approval of lenders before those changes can take place.

However, when changes to declarations are proposed, communities often do not receive communication back from the lenders. That is a problem when it takes 60-80% of the owners voting to amend the governing documents. HB 25 still requires CoCs to send notice to the lenders, but the bill then gives the lenders 60 days to register an objection. If the lender does not object to the change within that time, the lender is assumed to have granted consent.

This will help many CoCs throughout Maryland update their governing documents as necessary. And for these reasons, the Maryland REALTORS® recommends a favorable report.

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