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THE SENATE OF MARYLAND
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SB758: HOAs

Senate Judicial Proceedings Committee
Tuesday, February 25, 2025 1:00 PM

Homeowners Associations (HOAs) manage and enforce rules for residential communities, typically overseeing common areas, property maintenance, and community standards. Governed by elected boards of directors, they balance property values with concerns over transparency and enforcement.

Homeowners and condominium owners deserve fair and open leadership of their communities. But sometimes, election processes are confusing; financial information is hard to access; and there is insufficient transparency and accountability.

[SB758](#) establishes:

- **Fair Elections:** Requires elections to be run by independent parties with no conflicts of interest, including provisions for third-party vendors or commercial technology platforms to handle elections.
- **Homeowners' Rights:** Guarantees that homeowners can meet and organize without interference and protects against retaliation for participating in community governance activities.
- **Financial Transparency:** Ensures that financial records are easy to access without excessive fees, including limiting charges for unit owners who request documents.
- **Stronger Oversight:** Expands the Attorney General's authority to enforce rules, making it easier to hold governing bodies accountable.

This bill enacts reasonable safeguards, ensuring that homeowners and condominium owners have a meaningful voice and access to information about their communities. HOA's are meant to improve the quality of life for their dues-paying members and enhance their communities. We have all heard stories of HOA leadership gone rogue-- SB758 simply helps ensure accountability to their membership.

I urge a favorable report on SB758.