



House Bill 1260 – Common Ownership Communities - Online Publication of Resale Disclosures

Position: Support

Maryland REALTORS® strongly supports House Bill 1260, legislation that improves transparency and modernizes access to important information in common ownership communities.

HB 1260 requires the governing body of a condominium or homeowners association to make required resale disclosure documents available online, in a downloadable format, at no cost to the prospective purchasers and current residents. By ensuring that governing documents, rules, and other required disclosures are readily accessible on a community's website, the bill aligns Maryland law with modern real estate practices. Today's home buyers can streamline their home search if they are able to review key property information digitally before making an offer.

The bill also clarifies and limits fees associations may charge for unit-specific information, which can currently exceed \$400 or more, while preserving the ability to collect reasonable fees for just individualized documents. This prevents unnecessary charges for general materials that do not change from one community transaction to the next.

Providing online access to these materials will significantly benefit prospective buyers. Too often, purchasers submit an offer only to later discover that community rules—such as rental restrictions, pet limitations, parking rules, or use restrictions—conflict with their personal circumstances. Having these documents available for review beforehand allows buyers to determine whether a community is right for them before entering into a binding contract, reducing cancelled transactions, disputes, and unnecessary expense.

HB 1260 promotes transparency, supports informed consumer decision-making, and reflects the digital realities of today's housing market. For these reasons, Maryland REALTORS® respectfully request a favorable report.

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