

March 3rd, 2026

The Honorable Kriselda Valderrama
Chair, House Economic Matters Committee
230 Taylor House Office Building
Annapolis, Maryland 21401

**RE: MBIA Letter of Support with Amendments HB 1260 Common Ownership Communities –
Online Publication of Resale Disclosures**

Dear Chair Valderrama,

The Maryland Building Industry Association, representing 100,000 employees of the building industry across the State of Maryland, appreciates the opportunity to participate in the discussion surrounding **HB 1260 Common Ownership Communities – Online Publication of Resale Disclosures**.

This bill requires the governing bodies of homeowner’s associations (HOA), condo associations and common ownership communities to publish resale disclosure documents on their websites at no cost. While it might add more work and cost for governing bodies, this bill promotes transparency and will make Maryland communities more appealing for prospective homebuyers. A resale disclosure document contains critical information about the community. If these documents are free and easily accessible, it will allow potential homebuyers to be informed, and make them more likely to move to a Maryland community.

While we are in support of HB 1260, we would like to request an amendment limiting the requirements to medium and large homeowners’ associations. Many small HOAs do not have professional management, and the requirements in this bill would force individual homeowners to maintain the information online. This will be a significant burden on homeowners and will ultimately raise costs for them as well. A similar bill, HB 1600, has been introduced and only includes HOAs that are 100 units or more. This bill should introduce the same threshold to align with HB 1600.

For these reasons, MBIA respectfully requests the Committee give this measure a favorable report with our suggested amendments. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or lgraf@marylandbuilders.org.

cc: Members of the House Economic Matters Committee