



**House Bill 1132 – Condominiums and Homeowners Associations - Resale Contracts
- Notice Requirements (Keeping Affordable Housing Affordable Act)**

Position: Support

Maryland REALTORS® supports efforts to reform the common interest community resale process to better protect consumer interests and reflect current realities.

We continue to hear from members and clients who are frustrated by excessive and inconsistent resale packet fees charged by condominium and homeowners associations. Under current law, associations may charge set fees for preparing resale disclosure documents, but in practice many buyers are charged additional or inflated fees beyond those authorized in statute. Because these disclosures are required to complete a sale and must be delivered within strict timelines, buyers often have no choice but to pay these charges, increasing the cost of purchasing a home unnecessarily.

HB 1132 addresses these concerns by limiting allowable resale packet fees and updating processing timelines to reflect modern practices, including widespread electronic delivery. It also harmonizes inconsistent provisions between the Condominium Act and Homeowners Association Act, creating a single, clearer framework that benefits buyers, sellers, and associations alike.

By establishing reasonable fee caps and aligning procedural deadlines across both Acts, this bill promotes transparency, predictability, and affordability in the resale process. These reforms help ensure that necessary disclosures are delivered in a timely manner and at a cost that accurately reflects the work involved—not hidden or arbitrary charges that can impede a sale or unfairly burden homeowners.

For these reasons, Maryland REALTORS® strongly recommend a favorable report for HB 1132.

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