

March 4th, 2026

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

RE: MBIA Letter of Opposition HB 1362 Condominiums and Homeowners Associations - Meetings - Recording Requirements

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 1362 Condominiums and Homeowners Associations - Meetings - Recording Requirements**.

This bill requires condominium and HOA boards to record their meetings and make the recordings available to members while still allowing closed sessions to not be recorded. MBIA is opposed to this bill as introduced.

The Board of Directors of Homeowners' Associations (HOAs) and Condominiums are comprised of people who work on a volunteer basis. Requiring recordings of all board and committee meetings adds on more administrative responsibilities like equipment management, storage, record retention, and responding to requests for copies. These volunteers already donate a substantial amount of time to manage their communities, and the added requirements in this bill will only give them more work and raise costs for the HOA/Condo association. Smaller HOA/Condo associations will likely not have the capacity to complete the responsibilities in this bill.

MBIA would also like to raise concerns about privacy. Community association meetings go over sensitive matters like disputes between neighbors or financial delinquencies. Even though the board of directors are able to pause recordings during closed sessions, open discussions may still involve topics that are sensitive. Recording these meetings could prevent an open discussion among board members and residents and potentially cause volunteers to be hesitant from serving in leadership roles due to potential misuse of recorded content.

For these reasons, MBIA respectfully requests the Committee give this measure an unfavorable report. 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