

HB1577_RichardKaplowitz_FAV

03/13/2026

Richard Keith Kaplowitz

Frederick, MD 21703

TESTIMONY ON HB#1577- POSITION: FAVORABLE

Common Ownership Communities - Common Areas - Approval of Alterations

TO: Chair Valderrama, Vice Chair Charkoudian and members of the Economic Matters Committee

FROM: Richard Keith Kaplowitz

My name is Richard Keith Kaplowitz. I am a resident of District 3, Frederick County. I am submitting this testimony in support of HB#1577, **Common Ownership Communities - Common Areas - Approval of Alterations**

This bill deals with any area in a cooperative housing corporation in which members have a possessory interest in common. It will declare that the governing body of a cooperative housing corporation may not renovate, expand, upgrade, or otherwise substantially alter a common element without the approval of a majority of the members.

Common element changes without owner approval generally violate condominium bylaws, which often require a high percentage of votes (50%-75% or more) for material alterations. Boards may only bypass this for necessary repairs, not, for example, changing building colors or restructuring common areas, which require formal approval processes.¹

This bill will place limits on changes to common areas not currently addressed in Maryland law.

This bill will prohibit the governing body of a cooperative housing corporation, condominium, or homeowners association from making certain alterations to a common area without the approval of a majority of certain members, unit owners, or lot owners.

I respectfully urge this committee to return a favorable report on HB#1577.

¹ Google AI Search "housing common element changes without permission or approval of affected persons"