

HB0537 RichardKaplowitz_FAV

02/19/2026

Richard Keith Kaplowitz

Frederick, MD 21703

TESTIMONY ON HB#/0537- POSITION: FAVORABLE

Residential Owners in Common Ownership Communities - Bill of Rights

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#/0537, **Residential Owners in Common Ownership Communities - Bill of Rights**

This bill was written in response to the General Assembly report from the Task Force on Common Ownership Communities, or Task Force, under Chapter 469 of the Acts of 2005 which directed that Task Force to study and prepare proposals for improving Maryland laws that relate to communities that are governed as a common ownership community, including a condominium, a cooperative housing corporation, or a homeowners association.

The Task Force concluded in 2006 that there was a marked increase in interest nationwide in addressing issues between unit owners in a condominium, members in a cooperative housing corporation, and lot owners in a homeowners association (hereinafter, collectively, “residential owners”) and the governing bodies of such communities, and that identifying and establishing a bill of rights for those residential owners is an important objective

The Uniform Law Commission recognized the need for a bill of rights for residential owners and first approved a model bill of rights in 2008 for consideration by the states. This bill serves as Maryland’s response to the Task Force and Uniform Law Commission’s work.

This bill will establish a bill of rights for unit owners of a condominium, members of a cooperative housing corporation, and lot owners of a homeowner’s association.

I personally had to have my lawyer respond to my senior community HOA flexing their dictatorial powers over my political expression. This bill of rights would have assisted me and my lawyer in fighting their attempts to fine me for a political expression they disagreed with.

I respectfully urge this committee to return a favorable report on HB#/0537.