

February 24th, 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 841 Real Property - Condominiums and Homeowners Associations - Governing Bodies and Annual Meetings

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 841 Real Property - Condominiums and Homeowners Associations - Governing Bodies and Annual Meetings**.

In concept, we do not disagree with much of the content of this bill. However, there needs to be some clarifying language specifically with regards to sections of the bill that calls for “Units representing 25% of the votes in the condominium”. Again, we do not have an issue with the concept that a homeowner should be appointed to the board upon the conveyance of 25% of the units to homeowners but do think it needs to be drafted differently as it can be interpreted in different ways. Otherwise, it is unclear whether the 25% applies to the whole community and the number of units that may ultimately be annexed or whether it applies only after the entire community has been expanded to include all phases, in which case, transition of the board may have already occurred. Our position is that the legislation should only apply after 25% of the entire proposed number of units that may ultimately be annexed through all planned phases have actually been annexed.

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