

CITIZEN-DRAFTED BILL CB-408

Requested: August 24, 2024

Suggested assignment to: Judicial Proceedings

AN ACT concerning

Common Ownership – Recording Meetings

FOR the purpose of emulating the Open Meetings Act whereby citizens or members have a right to record the proceedings of any open meeting of their governing body for purposes of holding officials and agents accountable for their words and actions, and deterring illegal activity and other unscrupulous or unethical actions not recorded in the minutes by alleged violators of the bylaws and the public trust.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike-out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.

Bold indicates matters for general awareness, usually existing law that provides key context for the bill.

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:

Article – Real Property

11-109.7 RECORDING CONDOMINIUM MEETINGS

- (a) NOTWITHSTANDING §10-402 OF THE COURTS AND JUDICIAL PROCEDURES TITLE, COMMONLY KNOWN AS THE MARYLAND WIRETAP ACT, ANY UNIT OWNER OR RENTER SHALL BE AUTHORIZED UNDER THIS SECTION TO RECORD AUDIO OF AN OPEN MEETING OF THE CONDOMINIUM.

11A-109.3 RECORDING TIME-SHARE MEETINGS

- (a) NOTWITHSTANDING §10-402 OF THE COURTS AND JUDICIAL PROCEDURES TITLE, COMMONLY KNOWN AS THE MARYLAND WIRETAP ACT, ANY TIME-SHARE SHALL BE AUTHORIZED UNDER THIS SECTION TO RECORD AUDIO OF AN OPEN MEETING OF THE GOVERNING BODY.

11B-111.13 RECORDING HOMEOWNER ASSOCIATION MEETINGS

- (a) NOTWITHSTANDING §10-402 OF THE COURTS AND JUDICIAL PROCEDURES TITLE, COMMONLY KNOWN AS THE MARYLAND WIRETAP ACT, ANY LOT OWNER OR RENTER SHALL BE AUTHORIZED UNDER THIS SECTION TO RECORD AUDIO OF AN OPEN MEETING OF THE HOMEOWNERS ASSOCIATION.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2025.