

## HB1577 (2026 Session)

# Common Ownership Communities – Common Areas - Approval of Alterations FAVORABLE

The idea in this bill is simple but surprisingly workable, having already been successful in the substantially similar **Florida Statute** 718.113 of Title XL Real and Personal Property:

(2)(a) Except as otherwise provided in this section, there shall be no material alteration or substantial additions to the common elements or to real property which is association property, except in a manner provided in the declaration as originally recorded or as amended under the procedures provided therein. If the declaration as originally recorded or as amended under the procedures provided therein does not specify the procedure for approval of material alterations or substantial additions, 75 percent of the total voting interests of the association must approve the alterations or additions before the material alterations or substantial additions are commenced. This paragraph is intended to clarify existing law and applies to associations existing on July 1, 2018.

With HB1577, Maryland communities would have more control over major projects like renovations, expansions, and upgrades. The board would continue to have authority over repair and maintenance to protect property values, and the community would have to consent to capital outlays that exceed that purpose.

This will avoid expensive **pet projects** that only enjoy a minority of support.

This will also prevent a **raid on reserve funds**, where a board borrows funds for up to five years with no penalty for failure to repay as the risk of a special assessment in five years lingers over homeowners.

Thank you.