

CAROLYN A. QUATTROCKI
Chief Deputy Attorney General

LEONARD J. HOWIE III
Deputy Attorney General

CARRIE J. WILLIAMS
Deputy Attorney General

SHARON S. MERRIWEATHER
Deputy Attorney General

ZENITA WICKHAM HURLEY
Deputy Attorney General



**STATE OF MARYLAND
OFFICE OF THE ATTORNEY GENERAL
CONSUMER PROTECTION DIVISION
MEDIATION UNIT**

ANTHONY G. BROWN
Attorney General

WILLIAM D. GRUHN
Division Chief

KAREN S. STRAUGHN
Unit Director

PETER V. BERNS
General Counsel

CHRISTIAN E. BARRERA
Chief of Staff

410-576-7942
kstraughn@oag.state.md.us
Fax: 410-576-7040

February 12, 2026

To: The Honorable Kriselda Valderrama
Chair, Economic Matters Committee

From: Karen S. Straughn
Consumer Protection Division

Re: House Bill 469 – Condominiums – Mandatory Insurance Coverage (LETTER OF CONCERN WITH AMENDMENTS)

The Consumer Protection Division of the Office of the Attorney General submits the following written testimony concerning House Bill 469 submitted by Delegate Marvin E. Holmes, Jr. with amendments. This bill mandates that unit owners in a residential condominium maintain insurance coverage with minimum specified limits to include loss assessment coverage and deductible coverage. The bill also permits associations to increase the amounts of coverage maintained. If the unit owner fails to maintain such insurance, the bill further permits the association to obtain coverage for the unit owner and bill the unit owner accordingly. While we recognize the importance of maintaining insurance in the event of a loss, we recommend an amendment to remove the ability of associations to raise the mandatory minimums, as well as an additional technical amendment.

While the law does not mandate insurance for homeowners in all cases, a condominium association is unique because unit owners must blend the comfort of a private residence with shared community spaces. In the event of a loss suffered by an individual unit without insurance, financial strain on the affected owner, potential disputes among residents, and an increased burden on the association's insurance may occur. Accordingly, many association governing documents already require insurance. This bill simply codifies this requirement into law and sets forth certain minimum coverages and limits.

The Consumer Protection Division recommends, however, that the provision allowing the governing documents to mandate higher limits be removed. State mandated minimums strike a balance between protecting the building and other owners while keeping prices affordable and predictable. However, higher limits increase individual prices and may result in unit owners being unable to afford the insurance policy.

For these reasons, we wanted to provide information to the Economic Matters Committee regarding our limited concerns.

cc: The Honorable Marvin E. Holmes, Jr.
Members, Economic Matters Committee

CONSUMER PROTECTION DIVISION
AMENDMENT TO HB 469 (2026)

Amendment 1

On page 2, line 18, strike “investments” and add “improvements”.

Amendment 2

On page 2, strike lines 22 through 24, inclusive.

Amendment 3

On page 2, line 25, strike “(D)” and add “(C)”.

Amendment 4

On page 3, line 1, strike “(E)” and add “(D)”.