



House Bill 1506 – Condominiums and Homeowners Associations - New Owner Fees - Limitations

Position: Support

Maryland REALTORS® offers our support for House Bill 1506, as amended, to require disclosure of and limitations to capital contribution fees.

REALTORS® have long supported greater oversight and consumer awareness regarding resale and transfer-related fees imposed by community associations. Currently, initial contribution fees can vary widely across associations and are sometimes not clearly understood by purchasers until late in the transaction process.

The amendments adopted in the House address key concerns previously raised by our organization and provide a more balanced framework that both protects consumers and preserves the financial stability of associations. By establishing a reasonable cap, the bill promotes fairness and predictability for homebuyers entering association-governed communities.

Transparency remains a critical component of the homebuying process. HB 1506 requires that any fee charged be included in the resale packet. Buyers will now be clearly informed of any initial capital contributions or similar charges well before settlement so they can make fully informed decisions when purchasing a home.

House Bill 1506, as amended, ensures that these capitalization costs are both reasonable and more easily understood by the home buying public. For these reasons, Maryland REALTORS® respectfully urges a favorable report.

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