

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.maryland.gov

April 3, 2026

To: The Honorable William C. Smith, Jr.
Chair, Judicial Proceedings Committee

From: Karen S. Straughn
Consumer Protection Division

Re: House Bill 1132 – Condominiums and Homeowners Associations – Resale Contracts –
Notice Requirements (Keeping Affordable Housing Affordable Act) (SUPPORT)

The Consumer Protection Division of the Office of the Attorney General submits the following written testimony in support of House Bill 1132 submitted by Delegates Jen Terrasa, Mary A. Lehman, Sheila Ruth and Natalie Ziegler. This bill reduces the fees an association may charge for providing a resale package to the seller and requires disclosure of any material changes to the disclosures, payments or fees.

A resale package in a condominium or homeowners association sale is a set of official documents that gives buyers detailed information about the community and the specific unit they are purchasing. Its main purpose is transparency to permit the buyer to understand the financial, legal, and operational condition of the association before closing.

Typically, the documents provided will disclose the financial health of the association, provide the governing rules and restrictions, disclose any outstanding legal issues, and confirm the seller's account status. It is important that potential buyers have the ability to review this information to ensure there are no excessive delinquencies, and no undisclosed problems within the association.

This bill reduces the fees that may be charged by the condominium or homeowner's association for delivery of the resale package and requires written notice of an increase of 10% of any fees or

payments or material changes to a disclosure once it becomes known to the seller. It further requires these documents to be provided in a more timely manner.

Real estate transactions are often the largest financial decisions people make. The resale package is one of the few tools association buyers have to assess long-term risk before they're legally committed. A resale package is often hundreds of pages long and can include complex financial and legal documents. Rushing review often increases the buyer's risk. In addition, lowering costs helps to reduce barriers to home ownership and improve transparency by ensuring that updated packages are readily available.

For the reasons set forth, the Consumer Protection Division requests that the Judicial Proceedings Committee issue a favorable report on this bill.

cc: The Honorable Jen Terrasa
The Honorable Mary A. Lehman
The Honorable Sheila Ruth
The Honorable Natalie Ziegler
Members, Judicial Proceedings Committee