

March 9th, 2026

The Honorable William C. Smith, Jr.
Chair, Senate Judicial Proceedings Committee
2 East Miller Senate Office Building
Annapolis, Maryland 21401

RE: MBIA Letter of Support with Amendments SB 919 Homeowners Associations - Reserve Funding, Meeting Notices, Voting, and Records

Dear Chair Smith,

The Maryland Building Industry Association, representing 100,000 employees of the building industry across the State of Maryland, appreciates the opportunity to participate in the discussion surrounding **SB 919 Homeowners Associations - Reserve Funding, Meeting Notices, Voting, and Records**.

We would like to suggest the following amendments for the committee to consider:

- Section 11B-112(a)(3)(IV) [page 4, starting at line 3] should not apply to developer-controlled boards. We would modify subsection (1) to the following: *For a homeowners association established on or before October 1, 2026, and for which a governing body of the homeowners association required under Section 11B-106.1 of this title has been elected, by October 1, 2027.*
 - We would then add a new subsection (2) as follows: *For a homeowners association established on or before October 1, 2026, but for which a governing body of the homeowner's association required under Section 11B-106.1 of this title has not yet been elected, within one (1) year following such election, or October 1, 2027, whichever is later.*
 - We would then renumber existing subsection (2) to subsection (3).
- Section 11B-113.1 [starting on page 5, line 14]:
 - Imposes a 14-day notice requirement, which is greater than a lot of existing HOA document requirements. We recommend that this be modified to: *Notice of a meeting delivered by electronic transmission shall be given in the timeframe required under the governing documents of the homeowner's association, or if the governing documents fail to provide such timeframe, then within 14 days before the meeting.*

For these reasons, MBIA respectfully requests the Committee give this measure a favorable report with our suggested amendments. Thank you for your consideration.

For more information about this position, please contact Lori Graf at 410-800-7327 or lgraf@marylandbuilders.org.

cc: Members of the Senate Judicial Proceedings Committee