



# Montgomery County

## Office of Intergovernmental Relations

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HB 502

DATE: April 2, 2026

SPONSOR: Delegate Holmes

ASSIGNED TO: Judicial Proceedings

CONTACT PERSON: Leslie Frey

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POSITION: FAVORABLE WITH AMENDMENT (Department of Housing and Community Affairs)

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### Real Property - Governing Bodies of Common Ownership Communities - Member Training

House Bill 502 requires members of a board of directors, officers of a council of unit owners, and members of a governing body of a homeowners association to successfully complete a training curriculum on the responsibilities of their roles. The training is required to consist of information about laws related to Common Ownership Communities (COCs) and the roles of board members, and provisions for when and how the training must be completed are stipulated.

Montgomery County local law requires a training curriculum to be completed by a member of the governing body of a COC within 90 days after being elected or appointed to the governing body for the first time. The completion certification is valid for three years and must be reported to the County's COC Commission. Montgomery County law explicitly states that a failure to satisfy the training requirement **does not** remove the member from the governing body or invalidate a vote made by the member. A hearing panel or a hearing examiner may consider a board member's failure to complete the training, if relevant, in deciding a dispute that is not resolved by mediation.<sup>1</sup> The training curriculum in Montgomery County is substantially similar, but not identical to, the requirements described in House Bill 502.

Montgomery County Department of Housing and Community Affairs (DHCA) supports House Bill 502 for providing a framework for COC board training which materially benefits the association and its members. The training curriculum currently in use in Montgomery County has proven to be valuable and appreciated by boards and members for increasing utilization of best practices in governance and property management. However, DHCA respectfully requests that amendments to House Bill 502 be adopted to preserve the County's current practices regarding COC board member training, particularly where the bill conflicts with longstanding local law. Because the board training currently utilized by Montgomery County is working well, DHCA respectfully asks the committee to adopt a favorable report with the amendments on the following page.

(See following page for in-line amendments).

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<sup>1</sup> Montgomery County Code Sec. 10B-7:

[https://codelibrary.amlegal.com/codes/montgomerycounty/latest/montgomeryco\\_md/0-0-0-122053](https://codelibrary.amlegal.com/codes/montgomerycounty/latest/montgomeryco_md/0-0-0-122053)

**Amendments Requested by the Montgomery County Department of Housing and Community Affairs to  
HB502 Third Reader Version**

**Amendment 1**

On page 2, after line 24, insert “**(III) THIS SUBSECTION DOES NOT APPLY IN A POLITICAL SUBDIVISION THAT HAS ENACTED BY LOCAL LAW OR ORDINANCE A TRAINING REQUIREMENT FOR MEMBERS OF A BOARD OF DIRECTORS OR AN OFFICER OF A COUNCIL OF UNIT OWNERS FOR A CONDOMINIUM ON OR BEFORE OCTOBER 1, 2026.**”

**Amendment**

On page 2, after line 26, insert “**(III) THIS SUBSECTION DOES NOT APPLY IN A POLITICAL SUBDIVISION THAT HAS ENACTED BY LOCAL LAW OR ORDINANCE A TRAINING REQUIREMENT FOR MEMBERS OF A GOVERNING BODY OF A HOMEOWNERS ASSOCIATION ON OR BEFORE OCTOBER 1, 2026.**”