

Help Support Your Community

Donate \$1/Door or More!

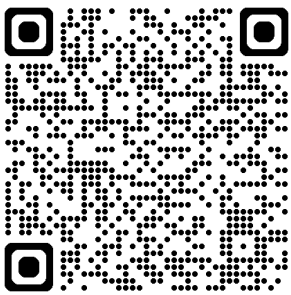


MARYLAND
LEGISLATIVE ACTION COMMITTEE
Community Associations Institute

CAI's Maryland Legislative Action Committee (MD LAC) is a diverse group of homeowner leaders, community managers, and representatives from community association business partners provides perspective on The volunteer committee represents the approximately 1,062,000 Marylanders living in more than 7,100 community associations across the Old Line State. MD LAC monitors state legislation, educates lawmakers, and protects the interests of those living and working in community associations.

We need your help to continue this work. Your donation makes our legislative advocacy and outreach efforts possible and helps us ensure that community associations remain preferred places to live and work.

Key 2026 Legislative Successes - SB 747/HB 469 and HB 1132



SB 747/HB 469 Condominiums - Unit Owner Responsibility for Damage or Destruction and Mandatory Insurance Coverage

MD LAC worked closely with legislators on the initial introduction and subsequent amendment of this bill. This bill requires condominium unit owners in Maryland to carry certain coverages within an HO-6/condominium unit owners' policy. Specifically, this bill increases from \$10,000 a unit owner's responsibility for payment of up to the first \$25,000 in property damage subject to existing law, or the association's deductible not to exceed \$25,000 when a loss originates in a unit/from a component that services only that unit. To fund this responsibility, the bill also requires condominium owners to carry \$25,000 of Building Property/Dwelling Coverage and \$25,000 of Loss Assessment. This bill was later amended to push the effective date out by a full year as a compromise to allow the HO-6/condominium unit owner policy insurers to better prepare existing policies for the new requirements. The bill would not apply to condominiums comprised entirely of detached units.

Status: **Successfully PASSED, awaiting Governor's Signature. Once signed, Effective October 1, 2027.**

HB 1132 Condos & HOAs - Resale Contracts - Notice Requirements

MD LAC opposed this bill, because the bill would have reduced the timeframe from twenty (20) to ten (10) days for delivery of the resale certificate (one part of the three part resale package), leaving insufficient time for necessary due diligence and accurate disclosures. The bill also drastically reduced fee caps for preparing resale certificates (from \$250 to \$100) without accounting for the actual costs of these services. In all, the bill would have diminished disclosure consistency in associations and to homeowners by forcing rushed timelines and updates without adequate resources.

Status: **Successfully DIED in Senate.**

TOP REASONS TO CONTRIBUTE

Protect Your Interests: Your donation saves you and your community association money by protecting Maryland's homeowner and condominium associations from burdensome legislation.

Stay Informed & Involved: MD LAC organizes grassroots advocacy campaigns to facilitate direct communication between you and your elected officials regarding important issues related to community associations.

Track Key Legislation: During the 2026 legislative session, MD LAC tracked 98 pieces of legislation, directly advocating on bills with potential implications on our industry.

Ensure Lawmakers Are Informed & Connected With CAI: By educating lawmakers, their staff, and other key decision-makers on our industry and connecting them with CAI, MD LAC can influence the outcome of legislation.

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Make A Difference: It's Easy to Help

CAI depends on professional lobbyists funded by community associations, businesses, and individuals to create the best public policy for the community association industry in Maryland.



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The Maryland Legislative Action Committee is NOT a Political Action Committee (PAC) and does not give money to legislators or legislative candidates.



Scan to Donate

Go to www.caionline.org/LACdonate and select "Maryland" or fill out this form and once completed, return it to:

CAI Headquarters
c/o Community Associations Institute
6402 Arlington Blvd., Suite 500 | Falls Church, VA 22042

Checks should be made payable to: **Maryland Legislative Action Committee**

Most community association boards can legally allocate money to support the Maryland Legislative Action Committee. Please check your governing documents to verify before donating. **Corporate contributions are allowed and appreciated.**

Association Name: _____
Management Company: _____
Community Manager: _____
Mailing Address: _____
Phone Number: _____
Email Address: _____

Does your association agree to be recognized for its contribution by CAI?

YES

NO

Option 1: Community Pledge

X

=

Number of Doors in Community

Pledge per Door (\$1 or More)

Total Pledge Amount

Option 2: Flat Rate Pledge

\$100

\$250

\$500

\$1,000

Other: _____