

**Department of Legislative Services**  
Maryland General Assembly  
2026 Session

**FISCAL AND POLICY NOTE**  
**Third Reader - Revised**

House Bill 1362  
Economic Matters

(Delegate Wivell, *et al.*)

Judicial Proceedings

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**Condominiums and Homeowners Associations - Meetings - Recording Requirements**

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This bill generally requires all meetings (and special meetings, as applicable) of specified bodies of a condominium or homeowners association (HOA) to be recorded by video with audio or by audio only. However, a meeting may not be recorded if a member in good standing who is in attendance objects, and the recording requirement does not apply to a meeting with a developer. A recording may be paused for the duration of any closed portion of the meeting. The recording may not substitute for written, approved minutes, and any recording-related fees must be included in the budget and approved by the governing body. Further, the bill also alters existing bookkeeping and inspection requirements for HOAs to include meeting recordings.

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**Fiscal Summary**

**State Effect:** The bill is not anticipated to materially affect State operations or finances.

**Local Effect:** The bill is not anticipated to materially affect local government operations or finances.

**Small Business Effect:** None.

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**Analysis**

**Current Law:** Statutory provisions set forth procedures for a developer or declarant to transition control of a condominium or HOA, respectively, to a governing body. Each year, the governing body of a condominium and HOA must convene at least one meeting at

which the agenda is open to any matter relating to the entity. Additional requirements regarding meetings held by the governing bodies are specified in statute.

Generally, the books and records of a condominium or an HOA must be available for examination or copying, or both, by any unit or lot owner, the owner's mortgagee, or their respective agents or attorneys during normal business hours and after reasonable notice. The books and records must first be made available to an owner within 15 days after a unit or lot is conveyed and the owner makes a request to examine or copy the books and records. However, if the books and records contain specified private records, they may be withheld from public inspection, except for inspection by the person who is the subject of the record.

For more information on condominiums and homeowner associations (commonly known as common ownership communities, along with cooperative housing corporations), see the **Appendix – Common Ownership Communities**.

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### **Additional Information**

**Recent Prior Introductions:** Similar legislation has not been introduced within the last three years.

**Designated Cross File:** None.

**Information Source(s):** Office of the Attorney General (Consumer Protection Division); Department of Legislative Services

**Fiscal Note History:** First Reader - March 5, 2026  
jg/jkb Third Reader - March 30, 2026  
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## **Appendix – Common Ownership Communities**

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When a person purchases a single-family home, condominium, or an interest in a cooperative housing corporation, the person may also be required to join an association of owners, which is intended to act in the common interests of all the homeowners, condominium unit owners, or cooperative owners in the community. Collectively, these associations are often referred to as common ownership communities (COCs). In Maryland, a growing number of newly constructed or newly converted residences are located in some form of a COC. Because registration of the various COCs is not required statewide, the exact number of COCs in Maryland is unknown. However, the Foundation for Community Association Research estimated that there were 7,200 community associations with an estimated 1.1 million residents in these associations in the State in 2024.

The affairs of a condominium are governed by a council of unit owners, which comprises all unit owners. Among other powers, the council of unit owners has the power to impose assessments on the unit owners to pay common expenses. A council of unit owners may delegate its powers to a board of directors, officers, or a managing agent. Condominiums are governed under Title 11 of the Real Property Article.

Many new housing developments are subject to a homeowner's association (HOA) that is created by a governing document and has the authority to impose mandatory fees on lots in the development in connection with the provision of services or for the benefit of the lots, the lot owners, or the common areas. HOAs are governed under Title 11B of the Real Property Article.

A cooperative housing corporation or "cooperative" is a corporation that owns real property. A resident of a cooperative does not own an individual unit; instead, the person owns an interest in the corporation, which leases the unit to the person for residential use. Cooperatives are governed by the laws in Title 5, Subtitle 6B of the Corporations and Associations Article.

Condominiums and HOAs may be authorized by their governing documents to impose liens on units or lots to collect unpaid assessments or fees. In a cooperative, the governing documents usually provide for the collection of delinquent fees, and evictions for outstanding fees are generally pursued by way of a landlord-tenant action.