

HOUSE BILL 1506

N1

6lr3464

By: **Delegate Ross**

Introduced and read first time: February 13, 2026

Assigned to: Economic Matters

A BILL ENTITLED

1 AN ACT concerning

2 **Condominiums and Homeowners Associations – New Owner Fees – Limitations**

3 FOR the purpose of limiting the amount that a condominium or a homeowners association
4 may charge a certain new unit or lot owner as an initial capital contribution or
5 similar fee; and generally relating to condominium and homeowners association
6 assessments and fees.

7 BY adding to

8 Article – Real Property

9 Section 11–135.1 and 11B–120

10 Annotated Code of Maryland

11 (2023 Replacement Volume and 2025 Supplement)

12 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
13 That the Laws of Maryland read as follows:

14 **Article – Real Property**

15 **11–135.1.**

16 **AN INITIAL CAPITAL CONTRIBUTION OR SIMILAR FEE TO BE PAID AT CLOSING**
17 **BY A NEW UNIT OWNER OTHER THAN AN INITIAL UNIT OWNER MAY NOT EXCEED THE**
18 **AMOUNT OF MONTHLY ASSESSMENTS PAID BY AN EXISTING UNIT OWNER AT THE**
19 **TIME OF THE CLOSING.**

20 **11B–120.**

21 **AN INITIAL CAPITAL CONTRIBUTION OR SIMILAR FEE TO BE PAID AT CLOSING**
22 **BY A NEW LOT OWNER OTHER THAN AN INITIAL PURCHASER OF THE LOT MAY NOT**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 **EXCEED THE AMOUNT OF MONTHLY ASSESSMENTS PAID BY AN EXISTING LOT OWNER**
2 **AT THE TIME OF THE CLOSING.**

3 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
4 October 1, 2026.