



CHARM Maryland

Common Community Homeowners Advocating for Reform

ATTENTION: HOA and CONDO HOMEOWNERS!

CHARM Legislative Priorities for 2027

Over the coming months, **CHARM Maryland** will work with State Legislators who have proposed strong bills to address the urgent needs of HOA and Condo homeowners. Sadly, these bills failed to pass in 2026, but the fight has just begun. We'll collaborate to help resurrect the good bills in the 2027 legislative session! For more info about the bills CHARM supports (below), visit mgaleg.maryland.gov/ and enter the year and bill number to read the complete text. (New numbers will be assigned to bills in 2027.) Listed below are the top initiatives from 2026 that we intend to build upon and strengthen in partnership with our elected officials.

- 1. Require Licensing of HOA/Condominium Property Managers.** Currently no MD State professional standards, requirements for training, or minimum qualifications exist for property managers, who are responsible for complex financial and legal property management matters. (HB853)
- 2. Establish an Effective, Statewide Oversight Division** A State agency would ensure strong oversight of HOA/Condo Associations, investigate, track and report abuses, and more effectively enforce the law. We need consistent, statewide enforcement of any official, legal language. (HB402/SB981)
- 3. Close the “Reserve Study” Slush-fund Loophole.** Under current MD law, boards can withdraw reserve funds for purposes NOT on the required Annual Reserve Fund budgetary plan. There are no requirements for oversight, transparency, accountability, or for consent by owners. (HB1615).
- 4. Permit Owners to Directly Elect their Board President.** Direct election of the Board President would deter cronyism, favoritism, and other problems, and would strengthen Board accountability and open, democratic elections.
- 5. Require Board to Record Open Meetings. Allow Owners to Record Meetings.** Make Board meeting recordings available to owners immediately. The Association must then make the videos-with-audio (or audio only) easily available, free online, to the public (HB1362).
- 6. Limit Fees Imposed on New Owners.** Limits should be imposed to the “onboarding fees” that an HOA/Condominium Association may charge a new unit or lot owner/buyer at closing. (HB1506).
- 7. Promote Greater Transparency in the Resale of a Unit.** Sellers must provide notice to buyers of changes in mandatory fees and payments. The maximum fee a governing body for a condominium or HOA (or its agent) may charge for providing a “resale package” – currently \$250 – must be limited to \$100. (HB1132, “Keep Affordable Housing Affordable Act”).

TELL YOUR STORY. LEARN YOUR RIGHTS. ADVOCATE WITH US.

www.CHARM-MD.org | charm.md.contact@gmail.com



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Vision, Mission, and Advocacy

CHARM Maryland, Inc. is a 501(c)(3) civic advocacy organization, incorporated in the State of Maryland in 2024, dedicated to advocating for the rights and interests of individual homeowners who live in HOA and Condominium communities. Current Maryland laws favor the interests of Boards of Directors and property management companies. *CHARM MD aims to change that -- with your help and support.*

VISION – CHARM Maryland envisions a future where individual homeowners in Common Ownership Communities can live without fear of their own Association, which shall abide by the law; be transparent, accountable, and fair; and be welcoming to all residents.

MISSION – The Mission of CHARM Maryland is to advocate for fair and equitable state and county laws to:

- End predatory practices of *Homeowner/Condominium Associations*
- Protect the civil rights and financial security of the individual homeowner; and
- Strengthen the democratic aspects of elections and decision making in *Homeowner/ Condominiums Associations*.

JOIN US:

ADVOCATE! – At CHARM Maryland’s website, you can find our newsletter (and other blog posts); a survey about your lived experience as an HOA or condo homeowner (under “Subscribe for Free”); position statements on various bills that have been proposed in the Maryland General Assembly (2025 and 2026); information about a national advocacy partner (www.hoareformleaders.com), and resources.

EDUCATE! – Read blogs with useful info for homeowners, such as “Who Pays for a Pipe Leak in a Condo Community?” and “Let’s Keep Our Elections Fair and Transparent!”

DONATE! – To make a donation online, please visit www.charm-md.org/support-us.

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