

# Legislative Initiatives to Support Maryland Community Associations

## 1. Board Member Education Requirement with State-Sponsored Training

Best Practice Origin: Florida, Nevada

Require newly elected HOA/condo board members to complete a free or low-cost state-approved course covering fiduciary duties, budgeting, legal compliance, and meeting procedures within 90 days of election.

Benefits:

- Improves governance
- Reduces disputes
- Cost-effective if delivered online

## 2. State-Facilitated Reserve Study Program and Funding Guidance

Best Practice Origin: Washington, California, Hawaii

Mandate periodic reserve studies every 5 years with standardized templates and guidance on funding targets. Provide a state-maintained list of qualified reserve specialists.

Benefits:

- Prevents special assessments
- Protects property values
- Encourages proactive maintenance planning

## 3. Community Association Ombudsman or Dispute Resolution Office

Best Practice Origin: Virginia, Nevada, Delaware

Create a state ombudsman office within the Attorney General's Consumer Protection Division to educate homeowners and boards, provide mediation for disputes, and issue advisory opinions.

Benefits:

- Reduces court cases
- Increases transparency
- Builds trust in community governance