

Partial Summary of the Rights of Homeowners Who Live in Condominiums and Homeowner Associations

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In General, Some Rights of Condominium Unit Owners:

1. Right to distribute written information relative to the condominium.
2. Right to examine and copy or be mailed most records of the condominium.
3. Right to review and comment on the proposed annual budget.
4. Right to be notified of any alleged rule violation.
5. Right to present evidence and cross-examine witnesses at a hearing.
6. Right to be notified of proposed rules and to comment on them.
7. Right to nominate one's self or any other person to be a member of the board.
8. Right to attend and speak at meetings of the board and committees. All meetings must be open with a few exceptions.
9. Right to use condominium common elements.
10. Right to assemble for the purpose of considering condominium matters.
11. Right to be informed of increases in excess of 15% of budgeted amounts.
12. Right to petition the circuit court for a receiver to manage the affairs of the condo if there is not a quorum on the board of directors.
13. Right to have all association officers, managing agents or employees indemnified.
14. Right to review of Maryland Condominium Act violations by the Division of Consumer Protection, OAG.

In General, Some Rights of HOA Owners:

1. Right to distribute written information relative to the HOA.
2. Right to examine and copy or be mailed most records.
3. Right to attend and speak on any matter at meetings. All meetings must be open with a few exceptions.
4. Right to notice of all HOA meetings.
5. Right to assemble.
6. Right to have all association officers, managing agents or employees indemnified.
7. Right to review and comment on the proposed annual budget.
8. Right to petition the court for a receiver to manage the affairs of the HOA if there is no quorum on the board.
9. Right to review of Maryland Homeowners Association Act violations by the Division of Consumer Protection, OAG.

Condo/HOA homeowners may have other rights provided for in their association documents and bylaws. For the complete text of laws, consult the Maryland Condominium Act or the Maryland Homeowners Association Act. To access these Acts, go to www.mlis.state.md.us, click on Maryland Statutes, then Maryland Code Online.
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