

SENATE BILL 540

N1

5lr1870
CF 5lr1156

By: **Senators Charles, M. Washington, Muse, and Ellis**
Introduced and read first time: January 23, 2025
Assigned to: Judicial Proceedings

A BILL ENTITLED

1 AN ACT concerning

2 **Common Ownership Communities – Recreational Common Areas – Sensitive**
3 **Information as Condition for Access**

4 FOR the purpose of prohibiting a cooperative housing corporation, condominium
5 association, or homeowners association from requiring certain sensitive information
6 of certain individuals as a condition for access to a shared recreational area; and
7 generally relating to recreational common areas of cooperative housing corporations,
8 condominiums, and homeowners associations.

9 BY adding to

10 Article – Corporations and Associations
11 Section 5–6B–23.2
12 Annotated Code of Maryland
13 (2014 Replacement Volume and 2024 Supplement)

14 BY adding to

15 Article – Real Property
16 Section 11–108.2 and 11B–111.11
17 Annotated Code of Maryland
18 (2023 Replacement Volume and 2024 Supplement)

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

21 **Article – Corporations and Associations**

22 **5–6B–23.2.**

23 **(A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS**
24 **INDICATED.**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



- 1 (IV) RACIAL OR ETHNIC ORIGIN;
- 2 (V) NATIONAL ORIGIN;
- 3 (VI) CITIZENSHIP OR IMMIGRATION STATUS; OR
- 4 (VII) RELIGIOUS OR PHILOSOPHICAL BELIEFS.

5 (2) "SENSITIVE INFORMATION" DOES NOT INCLUDE AN INDIVIDUAL'S
6 GOVERNMENT-ISSUED PHOTO IDENTIFICATION, SUCH AS A DRIVER'S LICENSE.

7 (B) A CONDOMINIUM MAY NOT REQUIRE A UNIT OWNER OR OCCUPANT, OR
8 THE GUEST OR CHILD OF A UNIT OWNER OR OCCUPANT, TO PROVIDE SENSITIVE
9 INFORMATION AS A CONDITION FOR ACCESSING OR USING A RECREATIONAL
10 COMMON AREA, SUCH AS A READING LOUNGE, GAME ROOM, PLAYGROUND, OR
11 SWIMMING POOL.

12 11B-111.11.

13 (A) (1) IN THIS SECTION, "SENSITIVE INFORMATION" MEANS AN
14 INDIVIDUAL'S:

- 15 (I) SOCIAL SECURITY CARD OR SOCIAL SECURITY NUMBER;
- 16 (II) INDIVIDUAL TAXPAYER IDENTIFICATION NUMBER;
- 17 (III) BIRTH CERTIFICATE;
- 18 (IV) RACIAL OR ETHNIC ORIGIN;
- 19 (V) NATIONAL ORIGIN;
- 20 (VI) CITIZENSHIP OR IMMIGRATION STATUS; OR
- 21 (VII) RELIGIOUS OR PHILOSOPHICAL BELIEFS.

22 (2) "SENSITIVE INFORMATION" DOES NOT INCLUDE AN INDIVIDUAL'S
23 GOVERNMENT-ISSUED PHOTO IDENTIFICATION, SUCH AS A DRIVER'S LICENSE.

24 (B) A HOMEOWNERS ASSOCIATION MAY NOT REQUIRE A LOT OWNER OR
25 OCCUPANT, OR THE GUEST OR CHILD OF A LOT OWNER OR OCCUPANT, TO PROVIDE
26 SENSITIVE INFORMATION AS A CONDITION FOR ACCESSING OR USING A

1 RECREATIONAL COMMON AREA, SUCH AS A READING LOUNGE, GAME ROOM,
2 PLAYGROUND, OR SWIMMING POOL.

3 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
4 October 1, 2025.