

# HOUSE BILL 755

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5lr1156  
CF SB 540

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By: ~~Delegate Foley~~ **Delegates Foley, Boyce, Healey, Holmes, Lehman, Ruth, and Terrasa**

Introduced and read first time: January 27, 2025

Assigned to: Environment and Transportation

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Committee Report: Favorable with amendments

House action: Adopted

Read second time: February 22, 2025

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## CHAPTER \_\_\_\_\_

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:

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



## Article – Corporations and Associations

## 5-6B-23.2.

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

(2) “COMMON AREA” MEANS ANY AREA IN A COOPERATIVE PROJECT IN WHICH MEMBERS HAVE A POSSESSORY INTEREST IN COMMON.

(3) (I) “SENSITIVE INFORMATION” MEANS AN INDIVIDUAL’S:

1. SOCIAL SECURITY CARD OR SOCIAL SECURITY NUMBER;

2. INDIVIDUAL TAXPAYER IDENTIFICATION NUMBER;

3. BIRTH CERTIFICATE;

4. RACIAL OR ETHNIC ORIGIN;

5. NATIONAL ORIGIN;

6. CITIZENSHIP OR IMMIGRATION STATUS; ~~OR~~

7. RELIGIOUS OR PHILOSOPHICAL BELIEFS; OR

8. MEDICAL RECORDS.

(II) “SENSITIVE INFORMATION” DOES NOT INCLUDE AN INDIVIDUAL’S GOVERNMENT-ISSUED PHOTO IDENTIFICATION, SUCH AS A DRIVER’S LICENSE.

(B) A COOPERATIVE HOUSING CORPORATION MAY NOT REQUIRE A MEMBER OR UNIT OCCUPANT, OR THE GUEST OR CHILD OF A MEMBER OR UNIT OCCUPANT, TO PROVIDE SENSITIVE INFORMATION AS A CONDITION FOR ACCESSING OR USING A RECREATIONAL COMMON AREA, SUCH AS A READING LOUNGE, GAME ROOM, PLAYGROUND, OR SWIMMING POOL.

## Article – Real Property

## 11-108.2.

(A) (1) IN THIS SECTION, “SENSITIVE INFORMATION” MEANS AN INDIVIDUAL’S:

- 1 (I) SOCIAL SECURITY CARD OR SOCIAL SECURITY NUMBER;
- 2 (II) INDIVIDUAL TAXPAYER IDENTIFICATION NUMBER;
- 3 (III) BIRTH CERTIFICATE;
- 4 (IV) RACIAL OR ETHNIC ORIGIN;
- 5 (V) NATIONAL ORIGIN;
- 6 (VI) CITIZENSHIP OR IMMIGRATION STATUS; ~~OR~~
- 7 (VII) RELIGIOUS OR PHILOSOPHICAL BELIEFS; OR
- 8 (VIII) MEDICAL RECORDS.

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

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

16 11B-111.11.

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

- 19 (I) SOCIAL SECURITY CARD OR SOCIAL SECURITY NUMBER;
- 20 (II) INDIVIDUAL TAXPAYER IDENTIFICATION NUMBER;
- 21 (III) BIRTH CERTIFICATE;
- 22 (IV) RACIAL OR ETHNIC ORIGIN;
- 23 (V) NATIONAL ORIGIN;
- 24 (VI) CITIZENSHIP OR IMMIGRATION STATUS; ~~OR~~
- 25 (VII) RELIGIOUS OR PHILOSOPHICAL BELIEFS; OR

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(VIII) MEDICAL RECORDS.

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**(2) “SENSITIVE INFORMATION” DOES NOT INCLUDE AN INDIVIDUAL’S GOVERNMENT–ISSUED PHOTO IDENTIFICATION, SUCH AS A DRIVER’S LICENSE.**

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**(B) A HOMEOWNERS ASSOCIATION MAY NOT REQUIRE A LOT OWNER OR OCCUPANT, OR THE GUEST OR CHILD OF A LOT OWNER OR OCCUPANT, TO PROVIDE SENSITIVE INFORMATION AS A CONDITION FOR ACCESSING OR USING A RECREATIONAL COMMON AREA, SUCH AS A READING LOUNGE, GAME ROOM, PLAYGROUND, OR SWIMMING POOL.**

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

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Approved:

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Governor.

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Speaker of the House of Delegates.

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President of the Senate.