

**SB 329 STAFF MEASURE SUMMARY**

**Carrier:** Sen. Johnson

**Senate Committee On Housing and Development**

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**Action Date:** 03/11/21

**Action:** Do pass.

**Vote:** 4-0-1-0

**Yeas:** 4 - Anderson, Golden, Jama, Patterson

**Exc:** 1 - Linthicum

**Fiscal:** No fiscal impact

**Revenue:** No revenue impact

**Prepared By:** Devin Edwards, LPRO Analyst

**Meeting Dates:** 2/4, 3/11

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**WHAT THE MEASURE DOES:**

Allows homeowners and condominium associations to conduct meetings electronically. Clarifies effective delivery of electronic notices. Declares emergency, effective on passage.

**ISSUES DISCUSSED:**

- Accessibility; owner participation in board meetings
- Screen-sharing, transparency, and availability of information during meetings

**EFFECT OF AMENDMENT:**

No amendment.

**BACKGROUND:**

Homeowners and condominium associations are currently required to have a quorum of board members present, to discuss and enact association business. Associations are also required to deliver physical notices of board meetings to owners in most circumstances. Remote meetings are only allowed by phone for emergencies.

Senate Bill 329 allows homeowners and condominium associations to conduct meetings electronically if participants can communicate simultaneously and access meeting materials. The measure also permits boards to issue notices electronically, if the notice includes information on how to attend and participate electronically.