

**CHAPTER 529**  
**(House Bill 1017)**

AN ACT concerning

**Real Property - Display of United States Flag by Homeowners and Tenants**

FOR the purpose of providing that a homeowner or tenant may not be prohibited from displaying on the premises of the property in which the homeowner or tenant is entitled to reside one flag of the United States in a certain manner and subject to certain reasonable rules and regulations regardless of the terms of any contract, deed, covenant, restriction, instrument, declaration, rule, bylaw, lease agreement, rental agreement, or any other document concerning the display of flags or decorations on the property; providing that the terms of any contract, deed, covenant, restriction, instrument, declaration, rule, bylaw, lease agreement, rental agreement, or any other document concerning the display of flags or decorations by a homeowner or tenant on residential property may not prohibit or unduly restrict the right of a homeowner or tenant to display in a certain manner and subject to certain reasonable rules and regulations one flag of the United States on the premises of the property in which the homeowner or tenant is entitled to reside; authorizing the board of directors of a condominium, homeowners association, or housing cooperative, or a landlord to adopt certain reasonable rules and regulations concerning the placement and manner of display of certain flags; requiring the board of directors of a condominium, homeowners association, or housing cooperative, or a landlord to hold ~~a public hearing~~ an open meeting and provide certain notice to affected homeowners and tenants before adopting certain rules and regulations; ~~providing for the application of this Act~~; and generally relating to the display of the flag of the United States by homeowners and tenants.

BY adding to

Article - Real Property

Section 14-128

Annotated Code of Maryland

(2003 Replacement Volume and 2003 Supplement)

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

**Article - Real Property**

14-128.

(A) THE PROVISIONS OF THIS SECTION SHALL APPLY TO ANY RESIDENTIAL PROPERTY, INCLUDING PROPERTY THAT IS SUBJECT TO THE PROVISIONS OF:

- (1) TITLE 8, 8A, 11, 11A, OR 11B OF THIS ARTICLE; OR