

**Department of Fiscal Services**  
Maryland General Assembly

**FISCAL NOTE**

Senate Bill 124 (Chairman, Judicial Proceedings Committee)  
(Departmental - Secretary of State)  
Judicial Proceedings

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**Condominiums - Notice of Default - Insurance Deductibles**

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This departmental bill provides that a council of unit owners of a condominium may issue a notice of default to a unit owner any time after an installment payment for an annual assessment is not paid. Current law requires a notice of default to be issued within 15 days of the missed payment. The bill also requires the owner of a condominium unit to pay an insurance deductible amount attributable to any repair or damage resulting from his/her own negligence or that of another occupant of the unit.

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**Fiscal Summary**

**State Effect:** None. The bill would not affect the Office of the Secretary of State's operating expenses, revenues, or workloads. Further, assuming that the Consumer Protection Division will receive fewer than 50 complaints per year stemming from this bill, existing resources should be adequate to handle any additional workload.

**Local Effect:** None.

**Small Business Impact:** The Secretary of State has determined that this bill has no impact on small business (attached). Fiscal Services concurs with this assessment.

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**Information Source(s):** Secretary of State, Attorney General's Office (Consumer Protection Division), Maryland Association of Realtors, Insurance Information Institute

**Fiscal Note History:** First Reader - January 15, 1996

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