
By: **Senators Kelley, Britt, Colburn, Conway, Dyson, Frosh, Grosfeld, Hogan,
Kramer, Lawlah, Middleton, Ruben, and Teitelbaum**

Introduced and read first time: January 26, 2005

Assigned to: Judicial Proceedings

A BILL ENTITLED

1 AN ACT concerning

2 **Task Force on Common Ownership Communities**

3 FOR the purpose of creating a Task Force on Common Ownership Communities;
4 providing for the composition of the Task Force; requiring the Task Force to elect
5 a chair from among its members; requiring the Department of Housing and
6 Community Development to provide staff for the Task Force; prohibiting a
7 member from receiving compensation but entitling a member to reimbursement
8 for certain expenses; providing for the duties of the Task Force; requiring the
9 Task Force to submit certain reports to the Governor and the General Assembly
10 on or before certain dates; providing for the termination of the Task Force; and
11 generally relating to the Task Force on Common Ownership Communities.

12 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF
13 MARYLAND, That:

14 (a) There is a Task Force on Common Ownership Communities.

15 (b) The Task Force consists of the following members:

16 (1) two members of the Senate of Maryland, appointed by the President
17 of the Senate;

18 (2) two members of the House of Delegates, appointed by the Speaker of
19 the House;

20 (3) the Secretary of Housing and Community Development, or the
21 Secretary's designee;

22 (4) the Secretary of Labor, Licensing, and Regulation, or the Secretary's
23 designee;

24 (5) one representative of the Consumer Protection Division of the
25 Attorney General's Office;

26 (6) one representative from the field of alternative dispute resolution,
27 appointed by the Chief Judge of the Maryland Court of Appeals; and

- 1 (7) five representatives of the general public, appointed by the Governor:
- 2 (i) three of whom are members of a common ownership community
3 board; and
- 4 (ii) two of whom:
- 5 1. own a home or dwelling unit in a common ownership
6 community; and
- 7 2. are not members of a common ownership community
8 board.
- 9 (c) The Task Force shall elect a chair from among its members.
- 10 (d) The Department of Housing and Community Development shall provide
11 staff for the Task Force.
- 12 (e) A member of the Task Force:
- 13 (1) may not receive compensation; but
- 14 (2) is entitled to reimbursement for expenses under the Standard State
15 Travel Regulations, as provided in the State budget.
- 16 (f) The Task Force shall study:
- 17 (1) the education and training needs of common ownership community
18 boards;
- 19 (2) the advisability of creating a permanent Commission on Common
20 Ownership Communities;
- 21 (3) the feasibility of establishing alternative dispute resolution services
22 for common ownership communities comparable to those available in Montgomery
23 County and all other counties in the State; and
- 24 (4) the feasibility of adopting provisions of the Uniform Common Interest
25 Ownership Act (1994), as prepared by the National Conference of Commissioners on
26 Uniform State Laws.
- 27 (g) The Task Force shall submit an interim report on its findings and
28 recommendations on or before June 30, 2006, and a final report on or before
29 December 31, 2006, to the Governor and, subject to § 2-1246 of the State Government
30 Article, the General Assembly.
- 31 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
32 June 1, 2005. It shall remain effective for a period of 1 year and 7 months and, at the
33 end of December 31, 2006, with no further action required by the General Assembly,
34 this Act shall be abrogated and of no further force and effect.