

# SENATE BILL 171

N1

9lr1251

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By: **Senators Lenett and Kittleman**

Introduced and read first time: January 21, 2009

Assigned to: Judicial Proceedings

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## A BILL ENTITLED

1 AN ACT concerning

2 **Maryland Condominium Act – Closed Meetings of Board of Directors**

3 FOR the purpose of repealing a certain condition on which a meeting of the board of  
4 directors of a condominium council of unit owners may be held in closed session;  
5 and generally relating to closed meetings of the board of directors of a council of  
6 unit owners.

7 BY repealing and reenacting, with amendments,  
8 Article – Real Property  
9 Section 11–109.1(a)  
10 Annotated Code of Maryland  
11 (2003 Replacement Volume and 2008 Supplement)

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

14 **Article – Real Property**

15 11–109.1.

16 (a) A meeting of the board of directors may be held in closed session only for  
17 the following purposes:

18 (1) Discussion of matters pertaining to employees and personnel;

19 (2) Protection of the privacy or reputation of individuals in matters not  
20 related to the council of unit owners' business;

21 (3) Consultation with legal counsel;

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1                   (4) Consultation with staff personnel, consultants, attorneys, or other  
2 persons in connection with pending or potential litigation;

3                   (5) Investigative proceedings concerning possible or actual criminal  
4 misconduct; **OR**

5                   (6) Complying with a specific constitutional, statutory, or judicially  
6 imposed requirement protecting particular proceedings or matters from public  
7 disclosure[; or

8                   (7) On an individually recorded affirmative vote of two-thirds of the  
9 board members present, for some other exceptional reason so compelling as to override  
10 the general public policy in favor of open meetings].

11                   SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
12 October 1, 2009.