

SENATE BILL 1115

N1

7lr3316

By: **Senator Benson**

Introduced and read first time: February 20, 2017

Assigned to: Rules

A BILL ENTITLED

1 AN ACT concerning

2 **Maryland Homeowners Association Act – Payment Plan for Fees or Charges –**
3 **Written Policy**

4 FOR the purpose of requiring a certain homeowners association to develop a written policy
5 regarding a payment plan for certain fees or charges; requiring the written policy to
6 include certain qualifications and disclose certain terms and conditions; requiring
7 the homeowners association to send by mail or electronic transmission a copy of the
8 written policy to each lot owner within a certain time period; providing for the
9 application of this Act; and generally relating to the Maryland Homeowners
10 Association Act and payment plans for fees and charges.

11 BY adding to
12 Article – Real Property
13 Section 11B–114.1
14 Annotated Code of Maryland
15 (2015 Replacement Volume and 2016 Supplement)

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

18 **Article – Real Property**

19 **11B–114.1.**

20 **(A) THIS SECTION APPLIES TO A HOMEOWNERS ASSOCIATION THAT ALLOWS**
21 **A PERSON TO PAY FEES OR CHARGES THE PERSON OWES TO THE HOMEOWNERS**
22 **ASSOCIATION THROUGH A PAYMENT PLAN.**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 **(B) (1) A HOMEOWNERS ASSOCIATION SHALL DEVELOP A WRITTEN**
2 **POLICY REGARDING A PAYMENT PLAN FOR FEES OR CHARGES OWED TO THE**
3 **HOMEOWNERS ASSOCIATION.**

4 **(2) THE WRITTEN POLICY SHALL:**

5 **(I) INCLUDE ANY QUALIFICATIONS NEEDED TO PARTICIPATE**
6 **IN THE PAYMENT PLAN; AND**

7 **(II) DISCLOSE THE TERMS AND CONDITIONS OF THE PAYMENT**
8 **PLAN.**

9 **(C) THE HOMEOWNERS ASSOCIATION SHALL SEND BY MAIL OR ELECTRONIC**
10 **TRANSMISSION A COPY OF THE WRITTEN POLICY TO EACH LOT OWNER WITHIN 30**
11 **DAYS AFTER FINALIZATION OF THE WRITTEN POLICY.**

12 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
13 October 1, 2017.