N1 8lr1551

By: Senator Norman

Introduced and read first time: January 18, 2018

Assigned to: Judicial Proceedings

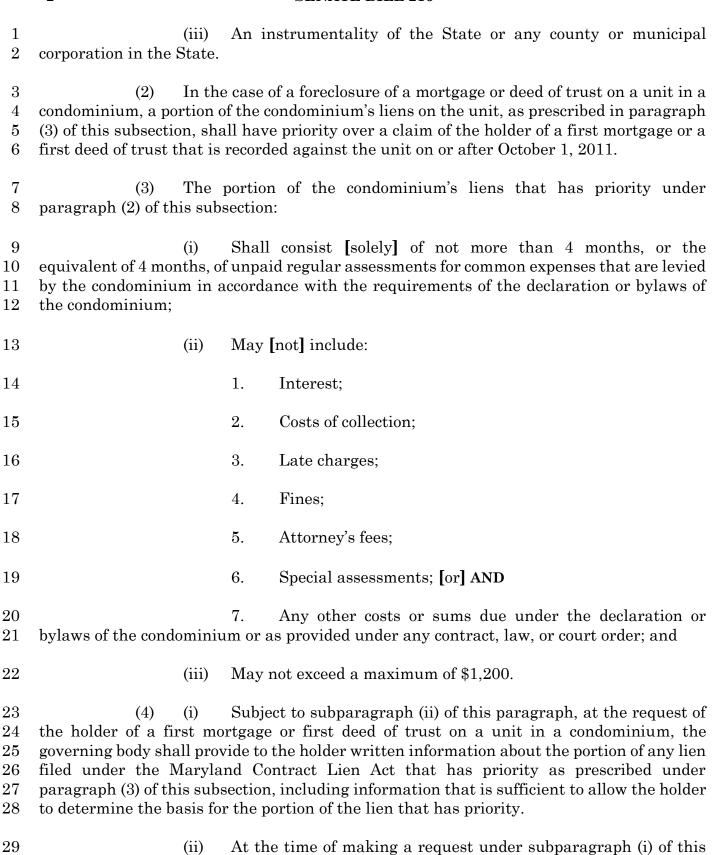
A BILL ENTITLED

1 AN ACT concerning 2 Condominiums and Homeowners Associations - Priority of Liens - Included 3 Charges 4 FOR the purpose of authorizing certain interest, costs, charges, fines, fees, and special 5 assessments to be included in the portion of a condominium's or homeowners 6 association's lien that is given priority over a claim of the holder of a certain first mortgage or first deed of trust; and generally relating to liens on condominium units 7 8 and lots in homeowners associations. 9 BY repealing and reenacting, with amendments, 10 Article – Real Property 11 Section 11–110(f) and 11B–117(c) Annotated Code of Maryland 12 (2015 Replacement Volume and 2017 Supplement) 13 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, 14 15 That the Laws of Maryland read as follows: 16 Article - Real Property 17 11–110. 18 This subsection does not limit or affect the priority of any lien, secured 19 interest, or other encumbrance with priority that is held by or for the benefit of, purchased 20 by, assigned to, or securing any indebtedness to: 21(i) The State or any county or municipal corporation in the State; 22 Any unit of State government or the government of any county (ii) 23 or municipal corporation in the State; or



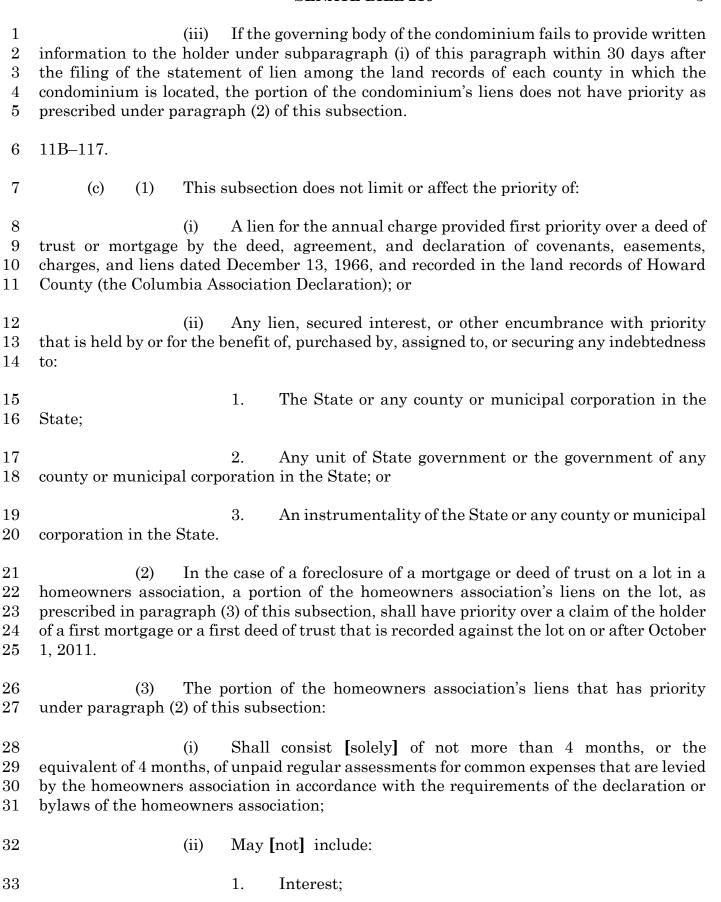
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paragraph, the holder shall provide the governing body of the condominium with the

written contact information of the holder.



Costs of collection:

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1		3.	Late charges;
2		4.	Fines;
3		5.	Attorney's fees;
4		6.	Special assessments; [or] AND
5 6 7	7. Any other costs or sums due under the declaration of bylaws of the homeowners association or as provided under any contract, law, or cour order; and		
8	(iii)	May	not exceed a maximum of \$1,200.
9 10 11 12 13 14	(4) (i) Subject to subparagraph (ii) of this paragraph, at the request of the holder of a first mortgage or first deed of trust on a lot in a homeowners association, the governing body shall provide to the holder written information about the portion of any lien filed under the Maryland Contract Lien Act that has priority as prescribed under paragraph (3) of this subsection, including information that is sufficient to allow the holder to determine the basis for the portion of the lien that has priority.		
15 16 17	(ii) At the time of making a request under subparagraph (i) of this paragraph, the holder shall provide the governing body of the homeowners association with the written contact information of the holder.		
18 19 20 21 22	(iii) If the governing body of the homeowners association fails to provide written information to the holder under subparagraph (i) of this paragraph within 30 days after the filing of the statement of lien among the land records of each county in which the homeowners association is located, the portion of the homeowners association's liens does not have priority as prescribed under paragraph (2) of this subsection.		
$\begin{array}{c} 23 \\ 24 \end{array}$	SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2018.		