

# SENATE BILL 258

N1  
SB 670/17 – JPR

8lr0682  
CF HB 77

---

By: **Senators Kelley, Conway, King, Lee, McFadden, Robinson, Rosapepe, Smith, and Young**

Introduced and read first time: January 19, 2018

Assigned to: Judicial Proceedings

---

Committee Report: Favorable

Senate action: Adopted

Read second time: February 14, 2018

---

## CHAPTER \_\_\_\_\_

1 AN ACT concerning

2 **Condominiums – Claims Against Developers and Vendors – Unenforceability of**  
3 **Certain Provisions**

4 FOR the purpose of making unenforceable a provision of a declaration, a bylaw, a contract  
5 for the initial sale of a unit, or any other instrument made by a developer or vendor  
6 in accordance with certain provisions of law relating to certain claims that shortens  
7 the statute of limitations applicable to the claim, waives the application of a certain  
8 rule, requires a unit owner or the council of unit owners to assert a certain claim  
9 within a certain period of time under certain circumstances, or operates to prevent  
10 a unit owner or the council of unit owners from asserting a certain claim within a  
11 certain period of time; defining a certain term; providing for the application of this  
12 Act; and generally relating to claims against condominium developers and vendors.

13 BY adding to

14 Article – Real Property

15 Section 11–134.1

16 Annotated Code of Maryland

17 (2015 Replacement Volume and 2017 Supplement)

18 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,

19 That the Laws of Maryland read as follows:

20 **Article – Real Property**

---

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



1 11-134.1.

2 (A) IN THIS SECTION, "VENDOR" HAS THE MEANING STATED IN § 10-201 OF  
3 THIS ARTICLE.

4 (B) THIS SECTION DOES NOT APPLY TO:

5 (1) A UNIT THAT IS OCCUPIED AND USED SOLELY FOR  
6 NONRESIDENTIAL PURPOSES;

7 (2) AN AGREEMENT OR OTHER INSTRUMENT ENTERED INTO BY A  
8 DEVELOPER OR VENDOR AND A COUNCIL OF UNIT OWNERS FOR THE PURPOSE OF  
9 SETTLING A DISPUTED CLAIM AFTER THE DATE ON WHICH THE UNIT OWNERS,  
10 OTHER THAN THE DEVELOPER AND ITS AFFILIATES, FIRST ELECT A CONTROLLING  
11 MAJORITY OF THE MEMBERS OF THE BOARD OF DIRECTORS FOR THE COUNCIL OF  
12 UNIT OWNERS; OR

13 (3) AN AGREEMENT OR OTHER INSTRUMENT ENTERED INTO BY A  
14 DEVELOPER OR VENDOR AND A UNIT OWNER FOR THE PURPOSE OF SETTLING A  
15 DISPUTED CLAIM AFTER THE DATE THE UNIT IS CONVEYED TO THE PURCHASER OF  
16 THE UNIT.

17 (C) (1) ANY PROVISION OF A DECLARATION, A BYLAW, A CONTRACT FOR  
18 THE INITIAL SALE OF A UNIT TO A MEMBER OF THE PUBLIC, OR ANY OTHER  
19 INSTRUMENT MADE BY A DEVELOPER OR VENDOR IN ACCORDANCE WITH THIS TITLE  
20 SHALL BE UNENFORCEABLE IF THE PROVISION:

21 (I) SHORTENS THE STATUTE OF LIMITATIONS APPLICABLE TO  
22 ANY CLAIM;

23 (II) WAIVES THE APPLICATION OF THE DISCOVERY RULE OR  
24 OTHER ACCRUAL DATE APPLICABLE TO A CLAIM;

25 (III) REQUIRES A UNIT OWNER OR THE COUNCIL OF UNIT  
26 OWNERS TO ASSERT A CLAIM SUBJECT TO ARBITRATION WITHIN A PERIOD OF TIME  
27 THAT IS SHORTER THAN THE STATUTE OF LIMITATIONS APPLICABLE TO THE CLAIM;  
28 OR

29 (IV) OPERATES TO PREVENT A UNIT OWNER OR THE COUNCIL OF  
30 UNIT OWNERS FROM FILING A LAWSUIT, INITIATING ARBITRATION PROCEEDINGS  
31 FOR A CLAIM SUBJECT TO ARBITRATION, OR OTHERWISE ASSERTING A CLAIM  
32 WITHIN THE STATUTE OF LIMITATIONS APPLICABLE TO THE CLAIM.

1           **(2) PARAGRAPH (1) OF THIS SUBSECTION APPLIES ONLY TO A**  
2 **PROVISION RELATING TO ANY RIGHT OF A UNIT OWNER OR COUNCIL OF UNIT**  
3 **OWNERS TO BRING A CLAIM UNDER APPLICABLE LAW ALLEGING THE FAILURE TO**  
4 **COMPLY WITH:**

5                           **(I) APPLICABLE BUILDING CODES;**

6                           **(II) PLANS AND SPECIFICATIONS APPROVED BY A COUNTY OR**  
7 **MUNICIPALITY;**

8                           **(III) MANUFACTURER’S INSTALLATION INSTRUCTIONS; OR**

9                           **(IV) WARRANTY PROVISIONS UNDER § 10–203 OF THIS ARTICLE**  
10 **AND § 11–131 OF THIS TITLE.**

11           SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall be construed to  
12 apply only prospectively and may not be applied or interpreted to have any effect on or  
13 application to:

14                   (1) any provision of a declaration or bylaws of a condominium recorded in  
15 the land records of the county where the property is located before the effective date of this  
16 Act; or

17                   (2) any other instrument executed before the effective date of this Act.

18           SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect  
19 October 1, 2018.

Approved:

\_\_\_\_\_  
Governor.

\_\_\_\_\_  
President of the Senate.

\_\_\_\_\_  
Speaker of the House of Delegates.