

# HOUSE BILL 249

N1

9lr1229

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By: **Delegate Stein**

Introduced and read first time: January 24, 2019

Assigned to: Environment and Transportation

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Committee Report: Favorable with amendments

House action: Adopted

Read second time: February 26, 2019

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

1 AN ACT concerning

2 **Condominiums – Responsibility for Property Insurance Deductibles**

3 FOR the purpose of altering, in the case of a council of unit owners' responsibility to repair  
4 or replace damage to certain portions of a condominium, the circumstances under  
5 which the council of unit owners' property insurance deductible is a common expense;  
6 ~~altering the circumstances under~~ increasing the maximum amount of the council of  
7 unit owners' property insurance deductible for which a unit owner is responsible for  
8 ~~the council of unit owners' property insurance deductible~~ under certain  
9 circumstances; making a conforming change; providing for the application of this  
10 Act; and generally relating to the responsibility for property insurance deductibles  
11 in condominiums.

12 BY repealing and reenacting, with amendments,  
13 Article – Real Property  
14 Section 11–114(g)  
15 Annotated Code of Maryland  
16 (2015 Replacement Volume and 2018 Supplement)

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

19 **Article – Real Property**

20 11–114.

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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 (g) (1) Any portion of the common elements and the units, exclusive of  
 2 improvements and betterments installed in the units by unit owners other than the  
 3 developer, damaged or destroyed shall be repaired or replaced promptly by the council of  
 4 unit owners unless:

5 (i) The condominium is terminated;

6 (ii) Repair or replacement would be illegal under any State or local  
 7 health or safety statute or ordinance; or

8 (iii) 80 percent of the unit owners, including every owner of a unit or  
 9 assigned limited common element which will not be rebuilt, vote not to rebuild.

10 (2) (i) 1. The cost of repair or replacement in excess of insurance  
 11 proceeds and reserves is a common expense.

12 2. A property insurance deductible is not a cost of repair or  
 13 replacement in excess of insurance proceeds.

14 (ii) If the cause of any damage to or destruction of any portion of the  
 15 condominium originates from the common elements **OR AN EVENT OUTSIDE OF THE**  
 16 **CONDOMINIUM UNITS AND COMMON ELEMENTS**, the council of unit owners' property  
 17 insurance deductible is a common expense.

18 (iii) 1. ~~[(i) EXCEPT AS PROVIDED IN SUBSUBPARAGRAPH 3~~  
 19 ~~OF THIS SUBPARAGRAPH, IF~~ the cause of any damage to or destruction of any portion of  
 20 the condominium originates from a unit, the owner of the unit where the cause of the  
 21 damage or destruction originated is responsible for the council of unit owners' property  
 22 insurance deductible not to exceed ~~\$5,000~~ **\$10,000**.

23 2. The council of unit owners shall inform each unit owner  
 24 annually in writing of:

25 A. The unit owner's responsibility for the council of unit  
 26 owners' property insurance deductible; and

27 B. The amount of the deductible.

28 3. The council of unit owners' property insurance deductible  
 29 amount exceeding the ~~\$5,000~~ **\$10,000** responsibility of the unit owner is a common  
 30 expense, ~~UNLESS THE BYLAWS OF THE COUNCIL OF UNIT OWNERS EXPRESSLY~~  
 31 ~~PROVIDE THAT A UNIT OWNER IS RESPONSIBLE FOR PAYMENT OF THE FULL~~  
 32 ~~DEDUCTIBLE AMOUNT NOT TO EXCEED \$25,000.~~

1 (iv) In the same manner as provided under § 11–110 of this title, the  
2 council of unit owners may make an annual assessment against the unit owner responsible  
3 under subparagraph (iii) of this paragraph.

4 (3) If the damaged or destroyed portion of the condominium is not repaired  
5 or replaced:

6 (i) The insurance proceeds attributable to the damaged common  
7 elements shall be used to restore the damaged area to a condition compatible with the  
8 remainder of the condominium;

9 (ii) The insurance proceeds attributable to units and limited  
10 common elements which are not rebuilt shall be distributed to the owners of those units  
11 and the owners of the units to which those limited common elements were assigned; and

12 (iii) The remainder of the proceeds shall be distributed to all the unit  
13 owners in proportion to their percentage interest in the common elements.

14 (4) If the unit owners vote not to rebuild any unit, that unit’s entire  
15 common element interest, votes in the council of unit owners, and common expense liability  
16 are automatically reallocated upon the vote as if the unit had been condemned under §  
17 11–112 of this title, and the council of unit owners promptly shall prepare, execute, and  
18 record an amendment to the declaration reflecting the reallocations. Notwithstanding the  
19 provisions of this subsection, § 11–123 of this title governs the distribution of insurance  
20 proceeds if the condominium is terminated.

21 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall apply to all  
22 policies of property and casualty insurance issued, delivered, or renewed in the State to a  
23 condominium council of unit owners as required under Section 11–114 of the Real Property  
24 Article on or after October 1, 2019.

25 SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect  
26 October 1, 2019.

Approved:

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Governor.

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Speaker of the House of Delegates.

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President of the Senate.