

HOUSE BILL 655

N1

9lr0517

By: **Delegate D.E. Davis**

Introduced and read first time: February 6, 2019

Assigned to: Environment and Transportation

A BILL ENTITLED

1 AN ACT concerning

2 **Real Property – Residential Rental Licensing – Common Ownership Community**
3 **Fees**

4 FOR the purpose of requiring a person applying for a certain residential rental license to
5 make a certain certification relating to common ownership community fees under
6 certain circumstances; requiring a certain license to be revoked under certain
7 circumstances; defining certain terms; and generally relating to residential rental
8 licensing and common ownership community fees.

9 BY adding to

10 Article – Real Property

11 Section 14–133

12 Annotated Code of Maryland

13 (2015 Replacement Volume and 2018 Supplement)

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

16 **Article – Real Property**

17 **14–133.**

18 (A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS
19 INDICATED.

20 (2) “COMMON OWNERSHIP COMMUNITY” MEANS:

21 (I) A CONDOMINIUM ORGANIZED UNDER TITLE 11 OF THIS
22 ARTICLE;

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 **(II) A HOMEOWNERS ASSOCIATION ORGANIZED UNDER TITLE**
2 **11B OF THIS ARTICLE; OR**

3 **(III) A COOPERATIVE HOUSING CORPORATION ORGANIZED**
4 **UNDER TITLE 5, SUBTITLE 6B OF THE CORPORATIONS AND ASSOCIATIONS**
5 **ARTICLE.**

6 **(3) “COMMON OWNERSHIP COMMUNITY FEE” MEANS A FEE CHARGED**
7 **BY A COMMON OWNERSHIP COMMUNITY:**

8 **(I) IN CONNECTION WITH THE PROVISION OF SERVICES; OR**

9 **(II) FOR THE BENEFIT OF COMMON AREAS IN THE COMMUNITY.**

10 **(B) THIS SECTION APPLIES ONLY TO RESIDENTIAL DWELLING UNITS**
11 **LOCATED IN COMMON OWNERSHIP COMMUNITIES.**

12 **(C) A PERSON APPLYING TO A COUNTY OR MUNICIPALITY FOR A LICENSE TO**
13 **RENT A RESIDENTIAL DWELLING UNIT SHALL CERTIFY IN THE APPLICATION THAT**
14 **THE DWELLING UNIT IS NOT MORE THAN 30 DAYS IN ARREARS FOR ANY COMMON**
15 **OWNERSHIP COMMUNITY FEE.**

16 **(D) A COUNTY OR MUNICIPALITY SHALL REVOKE A LICENSE IT HAS ISSUED**
17 **AUTHORIZING A PERSON TO RENT A RESIDENTIAL DWELLING UNIT IF:**

18 **(1) THE COUNTY OR MUNICIPAL RENTAL LICENSING AUTHORITY**
19 **RECEIVES NOTICE FROM A COMMON OWNERSHIP COMMUNITY THAT THE DWELLING**
20 **UNIT IS MORE THAN 30 DAYS IN ARREARS FOR A COMMON OWNERSHIP COMMUNITY**
21 **FEE;**

22 **(2) THE COUNTY OR MUNICIPAL RENTAL LICENSING AUTHORITY**
23 **PROVIDES NOTICE TO THE LICENSE HOLDER OF THE ARREARAGE; AND**

24 **(3) THE LICENSE HOLDER HAS NOT PAID THE FEE WITHIN 30 DAYS**
25 **AFTER RECEIVING THE NOTICE UNDER PARAGRAPH (2) OF THIS SUBSECTION.**

26 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
27 October 1, 2019.