N1, L2 0lr1384 CF 0lr1385

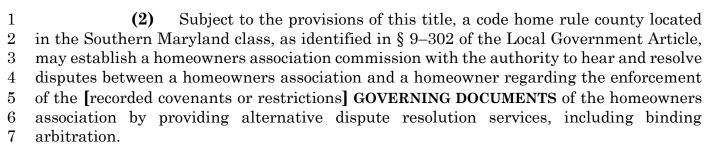
By: Charles County Delegation

Introduced and read first time: January 24, 2020 Assigned to: Environment and Transportation

## A BILL ENTITLED

1	AN ACT concerning
2 3	Southern Maryland – Homeowners Association Commission – Alternative Dispute Resolution Authority
4 5 6 7 8	FOR the purpose of expanding the authority of certain homeowners association commissions in Calvert County, Charles County, and St. Mary's County to hear and resolve through alternative dispute resolution certain issues between a homeowners association and a homeowner regarding certain documents; defining a certain term; and generally relating to homeowners associations in Southern Maryland.
9 10 11 12 13	BY repealing and reenacting, with amendments, Article – Real Property Section 11B–104(c) Annotated Code of Maryland (2015 Replacement Volume and 2019 Supplement)
14 15 16 17 18	BY repealing and reenacting, without amendments, Article – Real Property Section 11B–116(a) Annotated Code of Maryland (2015 Replacement Volume and 2019 Supplement)
19 20	SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:
21	Article - Real Property
22	11B–104.
$\begin{array}{c} 23 \\ 24 \end{array}$	(c) (1) In this subsection, "Governing document" has the meaning stated in § 11B–116(a) of this subtitle.





- 8 11B-116.
- 9 (a) (1) In this section the following words have the meanings indicated.
- 10 (2) "Governing document" includes:
- (i) A declaration;
- 12 (ii) Bylaws;
- 13 (iii) A deed and agreement; and
- 14 (iv) Recorded covenants and restrictions.
- 15 (3) "In good standing" means not being more than 90 days in arrears in the payment of any assessment or charge due to the homeowners association.
- SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2020.