

# HOUSE BILL 322

N1  
HB 279/20 – ENT

(PRE-FILED)

1lr0715

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By: **Delegates Hill and Feldmark**

Requested: September 23, 2020

Introduced and read first time: January 13, 2021

Assigned to: Environment and Transportation

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## A BILL ENTITLED

1 AN ACT concerning

2 **Real Property – Restrictions on Use – Low-Impact Landscaping**

3 FOR the purpose of prohibiting a certain restriction on use from imposing unreasonable  
4 limitations on low-impact landscaping under certain circumstances; providing that  
5 this Act may not be construed to prohibit a certain restriction on use from including  
6 certain reasonable guidelines; exempting a certain restriction on use on certain  
7 historic property from the applicability of this Act; defining certain terms; and  
8 generally relating to restrictions on use and low-impact landscaping.

9 BY adding to

10 Article – Real Property

11 Section 2–124

12 Annotated Code of Maryland

13 (2015 Replacement Volume and 2020 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 **2–124.**

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

20 **(2) (I) “LOW-IMPACT LANDSCAPING” MEANS LANDSCAPING**  
21 **TECHNIQUES THAT CONSERVE WATER, LOWER MAINTENANCE COSTS, PROVIDE**  
22 **POLLUTION PREVENTION, AND CREATE HABITAT FOR WILDLIFE.**

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



**(II) “LOW-IMPACT LANDSCAPING” INCLUDES:**

**1. BIO-HABITAT GARDENS AND OTHER FEATURES  
DESIGNED TO ATTRACT WILDLIFE;**

**2. POLLINATOR GARDENS AND OTHER FEATURES  
DESIGNED TO ATTRACT POLLINATOR SPECIES;**

**3. RAIN GARDENS AND OTHER FEATURES THAT USE  
NATURAL BIOLOGICAL PRINCIPLES TO RETURN RAINWATER TO THE SOIL AND TO  
FILTER RAINWATER OF EXCESS NUTRIENTS; AND**

**4. XERISCAPING AND OTHER FORMS OF LANDSCAPING  
OR GARDENING THAT REDUCE OR ELIMINATE THE NEED FOR SUPPLEMENTAL  
WATER FROM IRRIGATION.**

**(3) “RESTRICTION ON USE” INCLUDES ANY COVENANT,  
RESTRICTION, OR CONDITION CONTAINED IN:**

**(I) A DEED;**

**(II) A DECLARATION;**

**(III) A CONTRACT;**

**(IV) THE BYLAWS OR RULES OF A CONDOMINIUM OR  
HOMEOWNERS ASSOCIATION;**

**(V) A SECURITY INSTRUMENT; OR**

**(VI) ANY OTHER INSTRUMENT AFFECTING:**

**1. THE TRANSFER OR SALE OF REAL PROPERTY; OR**

**2. ANY OTHER INTEREST IN REAL PROPERTY.**

**(B) (1) A RESTRICTION ON USE REGARDING LAND USE MAY NOT IMPOSE  
OR ACT TO IMPOSE UNREASONABLE LIMITATIONS ON LOW-IMPACT LANDSCAPING,  
PROVIDED THAT THE PROPERTY OWNER OWNS OR HAS THE RIGHT TO EXCLUSIVE  
USE OF THE PROPERTY.**

**(2) FOR PURPOSES OF PARAGRAPH (1) OF THIS SUBSECTION, AN  
UNREASONABLE LIMITATION INCLUDES A LIMITATION THAT:**

1                   **(I) SIGNIFICANTLY INCREASES THE COST OF LOW-IMPACT**  
2 **LANDSCAPING;**

3                   **(II) SIGNIFICANTLY DECREASES THE EFFICIENCY OF**  
4 **LOW-IMPACT LANDSCAPING; OR**

5                   **(III) REQUIRES CULTIVATED VEGETATION TO CONSIST IN**  
6 **WHOLE OR IN PART OF TURF GRASS.**

7           **(C) NOTHING IN THIS SECTION MAY BE CONSTRUED TO PROHIBIT A**  
8 **RESTRICTION ON USE FROM INCLUDING REASONABLE DESIGN AND AESTHETIC**  
9 **GUIDELINES REGARDING THE TYPE, NUMBER, AND LOCATION OF LOW-IMPACT**  
10 **LANDSCAPING FEATURES.**

11           **(D) THIS SECTION DOES NOT APPLY TO A RESTRICTION ON USE ON HISTORIC**  
12 **PROPERTY THAT IS LISTED IN, OR DETERMINED BY THE DIRECTOR OF THE**  
13 **MARYLAND HISTORICAL TRUST TO BE ELIGIBLE FOR INCLUSION IN, THE**  
14 **MARYLAND REGISTER OF HISTORIC PROPERTIES.**

15           SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
16 October 1, 2021.