

HOUSE BILL 615

N1

5lr2870

By: **Delegate Holmes**

Introduced and read first time: January 23, 2025

Assigned to: Environment and Transportation

Committee Report: Favorable

House action: Adopted

Read second time: February 18, 2025

CHAPTER _____

1 AN ACT concerning

2 **Condominiums and Homeowners Associations – Clarification**

3 FOR the purpose of clarifying terminology in provisions relating to the proposed budget for
4 a condominium and the appointment of a receiver for a homeowners association; and
5 generally relating to condominiums and homeowners associations.

6 BY repealing and reenacting, with amendments,
7 Article – Real Property
8 Section 11–109.2(d) and 11B–111.5(a)
9 Annotated Code of Maryland
10 (2023 Replacement Volume and 2024 Supplement)

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

13 **Article – Real Property**

14 11–109.2.

15 (d) (1) The budget shall be adopted at an open meeting of the council of unit
16 owners or any other body to which the council of unit owners delegates responsibilities for
17 preparing and adopting the budget.

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 (2) (i) The council of unit owners or other governing body of unit owners
2 shall submit the adopted annual budget to the unit owners not more than 30 days after the
3 meeting at which the budget was adopted.

4 (ii) The adopted annual budget may be submitted to each unit owner
5 by electronic transmission, by posting on the condominium association’s home page, or by
6 inclusion in the [homeowners] CONDOMINIUM association’s newsletter.

7 11B–111.5.

8 (a) If a homeowners association fails to fill vacancies on the governing body
9 sufficient to constitute a quorum in accordance with the bylaws, three or more owners of
10 lots may petition the circuit court for the county where the [condominium] HOMEOWNERS
11 ASSOCIATION is located to appoint a receiver to manage the affairs of the homeowners
12 association.

13 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
14 October 1, 2025.

Approved:

Governor.

Speaker of the House of Delegates.

President of the Senate.