

Unfavorable – HB0098 Declarations and Mandatory Insurance Coverage - Alterations

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This bill is not properly worded and therefore the purpose is not clear. The definition of a condominium is “property subject to the condominium regime established under this title” as per Real Property 11-101(e). Therefore there cannot be a detached condominium unit. It would be a “detached unit”. But it would only apply to a unit that somehow is on the property of the condominium and not attached to any of the other structures on the condominium property. Structures on the property of the condominium are usually common elements. What is being described in this bill if it really even exists would be such a rare case it doesn’t need legislation, but instead needs specific wording in the declaration of that particular condominium’s documents.

We don’t write legislation to cover special cases when they are rare. We write legislation to protect the rights of the people.

I oppose this bill.

Nelda Fink