

SHANEKA HENSON  
Legislative District 30  
Anne Arundel County

Judicial Proceedings Committee

Joint Committee on Children,  
Youth, and Families



James Senate Office Building  
11 Bladen Street, Room 203  
Annapolis, Maryland 21401  
410-841-3578  
800-492-7122 Ext. 3578  
Shaneka.Henson@senate.state.md.us

THE SENATE OF MARYLAND  
ANNAPOLIS, MARYLAND 21401

**SPONSOR TESTIMONY**

**Senate Bill 513**  
**Real Property - Unlawfully Restrictive Covenant Modifications**  
**County or Municipality Notice Requirements**

Chairman Smith and Committee Members

Thank you for the opportunity to introduce and provide important details regarding SB 513 - Real Property - Unlawfully Restrictive Covenant Modifications - County or Municipality Notice Requirements

For the record, I am Senator Shaneka Helson from the 30th Legislative District of Anne Arundel County, MD.

The request for this bill originates from the Mayor of Takoma Park and is intended to address an existing issue within the current law's notice requirement. The current law requires municipalities to send "written notice of intent to execute and record the restrictive covenant modifications by first class mail, to all persons with an ownership interest in the property."

The modification in SB 513, adds content in Section 3-112-C-2 (iii) that enables municipalities to strengthen their notification options to include posting a public notice in a newspaper or municipal newsletter, which provides for a more general circulation to the public within the municipality, on the door of the courthouse or available bulletin board and on the official website of the municipality.

This Bill is also supported by the Honorable Talisha Searcy, Mayor of Takoma Park, MD. and County Clerks Association.

In closing, I respectfully urge a FAVORABLE report for SB 513 to strengthen the public notification process for restrictive covenants.