
By: Delegates Bobo, Goldwater, Perry, Pendergrass, Bozman, and B. Hughes

Introduced and read first time: January 31, 1997

Assigned to: Economic Matters

A BILL ENTITLED

1 AN ACT concerning

2 **Condominiums - Liens - Priority**

3 FOR the purpose of providing that a certain portion of a certain lien on a condominium
4 unit is prior to a first mortgage or deed of trust under certain circumstances; and
5 generally relating to liens on condominium units.

6 BY repealing and reenacting, with amendments,
7 Article - Real Property
8 Section 11-110(d)
9 Annotated Code of Maryland
10 (1996 Replacement Volume and 1996 Supplement)

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

13 **Article - Real Property**

14 11-110.

15 (d) (1) Payment of assessments, together with interest, late charges, if any, costs
16 of collection and reasonable attorney's fees may be enforced by the imposition of a lien
17 on a unit in accordance with the provisions of the Maryland Contract Lien Act.

18 (2) Suit for any deficiency following foreclosure may be maintained in the
19 same proceeding, and suit to recover any money judgment for unpaid assessments may
20 also be maintained in the same proceeding, without waiving the right to seek to impose a
21 lien under the Maryland Contract Lien Act.

22 (3) (I) THIS PARAGRAPH DOES NOT APPLY TO MORTGAGES OR
23 DEEDS OF TRUST HELD BY OR FOR THE BENEFIT OF, PURCHASED BY, ASSIGNED TO,
24 OR SECURING AN INDEBTEDNESS TO:

- 25 1. THE STATE;
- 26 2. A UNIT OF STATE GOVERNMENT; OR
- 27 3. AN INSTRUMENTALITY OF THE STATE.

28 (II) IN THE CASE OF A FORECLOSURE SALE, THAT PORTION OF A
29 LIEN CONSISTING OF NOT MORE THAN 6 MONTHS OF UNPAID ASSESSMENTS ON A

