

**Department of Fiscal Services**  
Maryland General Assembly

**FISCAL NOTE**  
**Revised**

Senate Bill 769 (Senators Roesser and Forehand)  
Judicial Proceedings

Referred to Economic Matters

**Condominiums and Homeowners Associations - Rights and Restrictions**

This amended bill allows unit owners of a condominium or lot owners of a homeowners association to assemble in the general common elements or areas for the purpose of considering and discussing the operation of the condominium or the homeowners association.

It also requires that the governing body or committee of a condominium or homeowners association provide a designated period of time during a meeting to allow unit or lot owners an opportunity to comment on matters relating to the condominium or homeowners association. A recorded covenant or restriction, provision in a declaration, or provision in the bylaws of a condominium or homeowners association may not prohibit a unit or lot owner from distributing or circulating information relative to the operation of a condominium or homeowners association.

**Fiscal Summary**

**State Effect:** None. Assuming that the Consumer Protection Division will receive fewer than 50 complaints per year stemming from this bill, existing resources should be adequate to handle any additional workload.

**Local Effect:** None.

**Small Business Effect:** None. This bill would not directly affect small businesses.

**Information Sources:** Secretary of State, Office of the Attorney General (Consumer Protection Division), Department of Fiscal Services

**Fiscal Note History:** First Reader - February 12, 1997

nrd Revised - Senate Third Reader - March 26, 1997

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