

Department of Legislative Services
Maryland General Assembly

FISCAL NOTE
Revised

Senate Bill 18 (Senator Roesser, *et al.*)

Judicial Proceedings

Condominiums and Homeowners Associations - Rights and Restrictions

This bill allows unit owners of a condominium or lot owners of a homeowners association to assemble in the general common elements or areas to consider and discuss 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, a provision in a declaration, or a 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, subject to certain restrictions. These provisions do not apply to any meetings or distributions of information before the unit owners of a condominium elect officers or a board of directors, and do not apply to any meetings or distributions of information that occur before the lot owners of a homeowners association have a majority of votes in the homeowners association as provided in the declaration.

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.

Information Source(s): Secretary of State, Office of the Attorney General (Consumer

Protection Division), Department of Legislative Services

Fiscal Note History:

First Reader - January 20, 1998

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Revised - Senate Third Reader - March 27, 1998

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