
By: **Calvert County Delegation**
Introduced and read first time: February 28, 2000
Assigned to: Rules and Executive Nominations

A BILL ENTITLED

1 AN ACT concerning

2 **Maryland Condominium Act - Conditions of Right to Expand - Calvert**
3 **County**

4 FOR the purpose of altering a certain time period during which a developer may
5 expand a condominium in Calvert County; and generally relating to the
6 Maryland Condominium Act.

7 BY repealing and reenacting, with amendments,
8 Article - Real Property
9 Section 11-120(b)
10 Annotated Code of Maryland
11 (1996 Replacement Volume and 1999 Supplement)

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

14 **Article - Real Property**

15 11-120.

16 (b) The reservation of the right to expand a condominium is subject to the
17 conditions provided in this subsection.

18 (1) The declaration establishing the condominium shall describe each
19 parcel of property which may be included in each section to be added to the
20 condominium. This description may be made by reference to the condominium plat.

21 (2) The declaration establishing the condominium shall show:

22 (i) The maximum number of units which may be added; and

23 (ii) The percentage interests in the common elements, the
24 percentage interests in the common expenses and common profits, and the number of
25 votes appurtenant to each unit following the addition of each section of property to
26 the condominium, if added. The percentage interests in the common elements and in
27 common expenses and common profits, and the number of votes that each unit owner

1 will have may be shown by reference to a formula or other appropriate method of
2 determining them following each expansion of the condominium.

3 (3) The condominium plat for the original condominium shall include, in
4 general terms, the outlines of the land, buildings, and common elements of each
5 successive section that may be added to the condominium.

6 (4) (I) [In] EXCEPT AS PROVIDED IN SUBPARAGRAPH (II) OF THIS
7 PARAGRAPH, IN the declaration establishing the condominium a right shall be
8 reserved in the developer for a period, not exceeding 10 years from the date of
9 recording of the declaration, to add to the condominium any successive section
10 described in the declaration and in the condominium plat.

11 (II) IN CALVERT COUNTY, IN THE DECLARATION ESTABLISHING A
12 CONDOMINIUM A RIGHT SHALL BE RESERVED IN THE DEVELOPER FOR A PERIOD,
13 NOT EXCEEDING 15 YEARS FROM THE DATE OF RECORDING OF THE DECLARATION,
14 TO ADD TO THE CONDOMINIUM ANY SUCCESSIVE SECTION DESCRIBED IN THE
15 DECLARATION AND IN THE CONDOMINIUM PLAT.

16 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
17 October 1, 2000.