
By: **Calvert County Delegation**

Introduced and read first time: February 28, 2000
Assigned to: Rules and Executive Nominations
Re-referred to: Economic Matters, March 6, 2000

Committee Report: Favorable with amendments
House action: Adopted
Read second time: March 25, 2000

CHAPTER _____

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 providing that in Calvert County a~~
6 ~~right shall be deemed reserved in a condominium developer to expand a~~
7 ~~condominium for a certain amount of time; providing for the termination of this~~
8 ~~Act~~; and generally relating to the Maryland Condominium Act.

9 BY repealing and reenacting, with amendments,
10 Article - Real Property
11 Section 11-120(b)
12 Annotated Code of Maryland
13 (1996 Replacement Volume and 1999 Supplement)

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

16 **Article - Real Property**

17 11-120.

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

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

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

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

6 (ii) The percentage interests in the common elements, the
7 percentage interests in the common expenses and common profits, and the number of
8 votes appurtenant to each unit following the addition of each section of property to
9 the condominium, if added. The percentage interests in the common elements and in
10 common expenses and common profits, and the number of votes that each unit owner
11 will have may be shown by reference to a formula or other appropriate method of
12 determining them following each expansion of the condominium.

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

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

21 (II) IN CALVERT COUNTY, IN ~~THE DECLARATION ESTABLISHING A~~
22 ~~CONDOMINIUM AN EXISTING OR NEW DECLARATION FOR THE CONDOMINIUM AND~~
23 NOTWITHSTANDING ANYTHING CONTAINED IN THE DECLARATION TO THE
24 CONTRARY, A RIGHT SHALL BE DEEMED RESERVED IN THE DEVELOPER FOR A
25 PERIOD, NOT EXCEEDING 15 YEARS FROM THE DATE OF RECORDING OF THE
26 DECLARATION, TO ADD TO THE CONDOMINIUM ANY SUCCESSIVE SECTION
27 DESCRIBED IN THE DECLARATION AND IN THE CONDOMINIUM PLAT.

28 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
29 October 1, 2000. It shall remain effective for a period of 5 years and, at the end of
30 September 30, 2005, with no further action required by the General Assembly, this
31 Act shall be abrogated and of no further force and effect.