

Department of Legislative Services
Maryland General Assembly
2000 Session

FISCAL NOTE

Senate Bill 488 (Senator Della)

Judicial Proceedings

Real Property - Maryland Condominium Act - Availability of Records

This bill requires that condominium records be made available by a council of unit owners to any unit owner, the unit owner's mortgagee, and their respective authorized agents and attorneys by first class mail or by facsimile. The bill authorizes the council of unit owners to impose a reasonable charge for copies or facsimile transmission of the records.

Fiscal Summary

State Effect: 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: Minimal.

Analysis

Current Law: A condominium council of unit owners is required to keep books and records in accordance with good accounting practices on a consistent basis. All records kept by the council must be maintained at a place designated by the council within the county where the condominium is located for examination and copying by the unit owner, the owner's mortgagee, and their respective authorized agents or attorneys during normal business hours, and after reasonable notice.

Additional Information

Prior Introductions: None.

Cross File: None.

Information Source(s): Office of the Attorney General (Consumer Protection Division),
Office of the Secretary of State, Department of Legislative Services

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