

SENATE BILL 86

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SB 386/02 - JPR

2003 Regular Session  
3r0927

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By: **Senator Astle**

Introduced and read first time: January 22, 2003

Assigned to: Judicial Proceedings

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A BILL ENTITLED

1 AN ACT concerning

2 **Maryland Condominium Act - Enforcement Action by Unit Owner -**  
3 **Attorney's Fees**

4 FOR the purpose of authorizing the court to award reasonable attorney's fees to the  
5 prevailing plaintiff in an action brought by a condominium unit owner against  
6 certain persons to enforce the provisions of the Maryland Condominium Act or  
7 the declaration, bylaws, or rules of a condominium.

8 BY adding to  
9 Article - Real Property  
10 Section 11-113.1  
11 Annotated Code of Maryland  
12 (1996 Replacement Volume and 2002 Supplement)

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

15 **Article - Real Property**

16 11-113.1.

17 IN ANY ACTION BROUGHT BY A UNIT OWNER AGAINST THE COUNCIL OF UNIT  
18 OWNERS, BOARD OF DIRECTORS, OR DEVELOPER TO ENFORCE THE PROVISIONS OF  
19 THIS TITLE OR THE DECLARATION, BYLAWS, OR RULES OF THE CONDOMINIUM, THE  
20 COURT MAY AWARD REASONABLE ATTORNEY'S FEES TO THE PREVAILING PLAINTIFF.

21 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take  
22 effect October 1, 2003.