

Department of Legislative Services  
Maryland General Assembly  
2003 Session

FISCAL AND POLICY NOTE

House Bill 616

(Charles County Delegation)

Environmental Matters

Judicial Proceedings

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**Charles County - Homeowners Association Commission - Resolution of Covenant Disputes**

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This bill authorizes a code home rule county in the Southern Maryland class to establish a Homeowners Association Commission with the authority to hear and resolve disputes between a homeowners association and a homeowner regarding the enforcement of the recorded covenants or restrictions of the homeowners association by providing alternative dispute resolution services including binding arbitration.

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**Fiscal Summary**

**State Effect:** None.

**Local Effect:** None. Charles County advises that the Homeowners Association Commission would be staffed by existing county employees and volunteers.

**Small Business Effect:** Minimal.

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**Analysis**

**Current Law:** Charles County does not have a homeowners association commission. In Montgomery County, the Commission on Common Ownership Communities provides dispute resolution services for homeowners and homeowners associations.

**Background:** Charles County is the only code home rule county in the Southern Maryland class. Charles County adopted code home rule in December 2002.

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## **Additional Information**

**Prior Introductions:** None.

**Cross File:** None.

**Information Source(s):** Charles County, Montgomery County, Maryland Association of Realtors, Department of Legislative Services

**Fiscal Note History:** First Reader - March 11, 2003  
mdf/hlb

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