
By: **Delegates O'Donnell and Owings**
Introduced and read first time: February 13, 2004
Assigned to: Environmental Matters

Committee Report: Favorable with amendments
House action: Adopted
Read second time: March 23, 2004

CHAPTER_____

1 AN ACT concerning

2 **Condominiums - Conditions on the Right to Expand - Calvert County**

3 FOR the purpose of altering the amount of time during which a right shall be deemed
4 reserved in a developer in Calvert County to add to a condominium an
5 additional section under certain circumstances; altering the abrogation date for
6 a certain law regarding a certain condition on the reservation of the right of a
7 developer in Calvert County to add to a condominium an additional section
8 under certain circumstances; ~~providing for the application of this Act~~; and
9 generally relating to conditions on the reservation of the right of developers in
10 Calvert County to expand condominiums.

11 BY repealing and reenacting, with amendments,
12 Article - Real Property
13 Section 11-120(b)
14 Annotated Code of Maryland
15 (2003 Replacement Volume and 2003 Supplement)

16 BY repealing and reenacting, with amendments,
17 Chapter 697 of the Acts of the General Assembly of 2000
18 Section 2

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

1

Article - Real Property

2 11-120.

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

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

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

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

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

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

20 (4) (i) Except as provided in subparagraph (ii) of this paragraph, in
21 the declaration establishing the condominium a right shall be reserved in the
22 developer for a period, not exceeding 10 years from the date of recording of the
23 declaration, to add to the condominium any successive section described in the
24 declaration and in the condominium plat.

25 (ii) In Calvert County, in an existing or new declaration for the
26 condominium and notwithstanding anything contained in the declaration to the
27 contrary, a right shall be deemed reserved in the developer for a period not exceeding
28 [15] 18 years from the date of recording of the declaration, to add to the condominium
29 any successive section described in the declaration and in the condominium plat.

30

Chapter 697 of the Acts of 2000

31 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
32 October 1, 2000. It shall remain effective for a period of [5] 8 years and, at the end of
33 September 30, [2005] 2008, with no further action required by the General Assembly,
34 this Act shall be abrogated and of no further force and effect.

35 ~~SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall be~~
36 ~~construed to apply only prospectively and may not be applied or interpreted to have~~
37 ~~any effect on or application to any declaration regarding a condominium located in~~
38 ~~Calvert County that was recorded before the effective date of this Act.~~

1 SECTION ~~3-2~~. AND BE IT FURTHER ENACTED, That this Act shall take
2 effect ~~October~~ July 1, 2004.