

**Department of Legislative Services**  
Maryland General Assembly  
2004 Session

**FISCAL AND POLICY NOTE**

House Bill 567 (Delegate Pendergrass, *et al.*)  
Environmental Matters

---

**Homeowners Associations - Declaration and Recorded Covenants and  
Restrictions - Amendment**

---

This bill authorizes a homeowners' association that has authority to levy an annual charge on a development that contains at least 13,000 acres and has a population of at least 80,000 to amend the declaration or any recorded covenants and restrictions of the association. The bill provides for the procedures which must be followed in order to make any amendments to the declaration or any recorded covenants and restrictions of the association.

The bill takes effect June 1, 2004.

---

**Fiscal Summary**

**State Effect:** None.

**Local Effect:** None. The bill only affects the Columbia Association.

**Small Business Effect:** Minimal.

---

**Analysis**

**Current Law:** Homeowners' associations in Maryland are governed by each association's specific documents and the Maryland Homeowners Association Act. This Act provides for items that may not be specifically mentioned in individual association governing documents.

**Background:** The only homeowners' association that meets the requirements of the bill in terms of acreage and population is the Columbia Association in Howard County. Approximately 90,000 people reside in Columbia.

The Columbia Association is one of the largest homeowners' associations in the country. The association has an annual budget of approximately \$52 million. Columbia is made up of 10 clustered villages, and 26,202 parcels of land are subject to the governance of the Columbia Association.

---

### **Additional Information**

**Prior Introductions:** None.

**Cross File:** None.

**Information Source(s):** State Department of Assessments and Taxation, Howard County, Department of Legislative Services

**Fiscal Note History:** First Reader - March 1, 2004  
mh/jr

---

Analysis by: Michael Sanelli

Direct Inquiries to:  
(410) 946-5510  
(301) 970-5510