
By: **Senators Kelley, Britt, Colburn, Conway, Dyson, Frosh, Grosfeld, Hogan, Kramer, Lawlah, Middleton, Ruben, ~~and Teitelbaum~~ Teitelbaum, and Green**

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CHAPTER _____

1 AN ACT concerning

2 **Task Force on Common Ownership Communities**

3 FOR the purpose of creating a Task Force on Common Ownership Communities;
 4 providing for the composition of the Task Force; requiring the Task Force to elect
 5 a chair from among its members; requiring the Department of Housing and
 6 Community Development to provide staff for the Task Force; prohibiting a
 7 member from receiving compensation but entitling a member to reimbursement
 8 for certain expenses; providing for the duties of the Task Force; requiring the
 9 Task Force to submit a certain reports report to the Governor and the General
 10 Assembly on or before a certain dates date; providing for the termination of the
 11 Task Force; defining a certain term; and generally relating to the Task Force on
 12 Common Ownership Communities.

13 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF
 14 MARYLAND, That:

15 (a) In this Act, "common ownership community" means:

16 (1) a condominium, as defined in § 11-101 of the Real Property Article;

17 (2) a cooperative housing corporation, as defined in § 5-6B-01 of the
 18 Corporations and Associations Article; and

19 (3) a homeowners association, as defined in § 11B-101 of the Real
 20 Property Article.

21 ~~(a)~~ (b) There is a Task Force on Common Ownership Communities.

- (b) (c) The Task Force consists of the following members:
- (1) ~~two members~~ one member of the Senate of Maryland, appointed by the President of the Senate;
- (2) two members of the House of Delegates, appointed by the Speaker of the House;
- (3) the Secretary of Housing and Community Development, or the Secretary's designee;
- (4) the Secretary of Labor, Licensing, and Regulation, or the Secretary's designee;
- (5) one representative of the Consumer Protection Division of the Attorney General's Office;
- (6) one representative from the field of alternative dispute resolution, appointed by the Chief Judge of the Maryland Court of Appeals; and
- (7) ~~five~~ sixteen representatives of the general public, appointed by the Governor:
- (i) three of whom are members of a common ownership community board; ~~and~~
- (ii) ~~two~~ eight of whom:
1. own a home or dwelling unit in a common ownership community; and
 2. are not members of a common ownership community board;
- (iii) one of whom is an attorney with experience representing common ownership communities;
- (iv) one of whom is an insurance agent or broker with experience serving common ownership communities;
- (v) one of whom is a certified public accountant with experience serving common ownership communities;
- (vi) one of whom is a manager of a common ownership community; and
- (vii) one of whom is a representative of the Maryland State Builders Association.
- (d) The Task Force shall elect a chair from among its members.

1 ~~(d)~~ (e) The Department of Housing and Community Development shall
2 provide staff for the Task Force.

3 ~~(e)~~ (f) A member of the Task Force:

4 (1) may not receive compensation; but

5 (2) is entitled to reimbursement for expenses under the Standard State
6 Travel Regulations, as provided in the State budget.

7 ~~(f)~~ (g) The Task Force shall study:

8 (1) the education and training needs of common ownership community
9 boards and new and prospective owners of homes and dwelling units in common
10 ownership communities;

11 (2) ~~the advisability of creating a permanent Commission on Common~~
12 ~~Ownership Communities;~~

13 ~~(3) the feasibility of establishing~~ alternative dispute resolution services
14 for common ownership communities ~~comparable to those available in Montgomery~~
15 ~~County and all other counties in the State; and~~

16 ~~(4)~~ (3) the ~~feasibility~~ desirability of adopting provisions of the Uniform
17 Common Interest Ownership Act (1994), ~~as prepared~~ promulgated by the National
18 Conference of Commissioners on Uniform State Laws;

19 (4) issues facing aging common ownership communities; and

20 (5) issues relating to the collection of assessments.

21 ~~(g)~~ (h) The Task Force shall submit ~~an interim report on its findings and~~
22 ~~recommendations on or before June 30, 2006, and~~ a final report on or before
23 December 31, 2006, to the Governor and, subject to § 2-1246 of the State Government
24 Article, the General Assembly.

25 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
26 June 1, 2005. It shall remain effective for a period of 1 year and 7 months and, at the
27 end of December 31, 2006, with no further action required by the General Assembly,
28 this Act shall be abrogated and of no further force and effect.