
By: **Delegates McComas, Aumann, Cadden, Dumais, Elmore, Gilleland,
Kohl, McDonough, Shank, and Stocksdale**

Introduced and read first time: February 10, 2006

Assigned to: Environmental Matters

A BILL ENTITLED

1 AN ACT concerning

2 **Real Property - Maryland Condominium Act - Unit Owner Liability**

3 FOR the purpose of altering the maximum amount of the liability of certain
4 condominium unit owners for the council of unit owners' property insurance
5 deductible under certain circumstances; and generally relating to the liability of
6 certain condominium unit owners for the council of unit owners' property
7 insurance deductible under certain circumstances.

8 BY repealing and reenacting, without amendments,
9 Article - Real Property
10 Section 11-114(a) and (c)
11 Annotated Code of Maryland
12 (2003 Replacement Volume and 2005 Supplement)

13 BY repealing and reenacting, with amendments,
14 Article - Real Property
15 Section 11-114(g)(2)
16 Annotated Code of Maryland
17 (2003 Replacement Volume and 2005 Supplement)

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

20 **Article - Real Property**

21 11-114.

22 (a) Commencing not later than the time of the first conveyance of a unit to a
23 person other than the developer, the council of unit owners shall maintain, to the
24 extent reasonably available:

25 (1) Property insurance on the common elements and units, exclusive of
26 improvements and betterments installed in units by unit owners, insuring against
27 those risks of direct physical loss commonly insured against, in amounts determined

1 (iv) In the same manner as provided under § 11-110 of this subtitle,
2 the council of unit owners may make an annual assessment against the unit owner
3 responsible under subparagraph (iii) of this paragraph.

4 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
5 October 1, 2006.