

# HOUSE BILL 686

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71r2121

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By: **Delegates McComas, McConkey, Elmore, George, Shank, Shewell, Smigiel, Sossi, and Stocksdale**

Introduced and read first time: February 8, 2007

Assigned to: Environmental Matters

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## A BILL ENTITLED

1 AN ACT concerning

2 **Real Property – Condominium Regimes – Voting Rights**

3 FOR the purpose of establishing that, notwithstanding any other provision of law or  
4 certain governing documents of a council of unit owners, a unit owner may cast  
5 a vote in any matter before the council or board of directors that equals the  
6 percentage interest of common expenses assessed against the unit owner; and  
7 generally relating to voting rights in a condominium regime.

8 BY adding to

9 Article – Real Property

10 Section 11–107.1

11 Annotated Code of Maryland

12 (2003 Replacement Volume and 2006 Supplement)

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

15 **Article – Real Property**

16 **11–107.1.**

17 **NOTWITHSTANDING ANY OTHER PROVISION OF THIS TITLE OR THE**  
18 **DECLARATION, BYLAWS, OR OTHER GOVERNING DOCUMENTS OF A COUNCIL OF**  
19 **UNIT OWNERS, A UNIT OWNER MAY CAST A VOTE IN ANY MATTER BEFORE THE**  
20 **COUNCIL OF UNIT OWNERS OR BOARD OF DIRECTORS EQUAL TO THE**

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 **PERCENTAGE INTEREST OF THE TOTAL COST OF COMMON EXPENSES ASSESSED**  
2 **AGAINST THE UNIT OWNER.**

3           SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
4 October 1, 2007.