

Department of Legislative Services
Maryland General Assembly
2007 Session

FISCAL AND POLICY NOTE

Senate Bill 808 (Senator Dyson)
Judicial Proceedings

Legal Research Committee for the Chesapeake Ranch Estates Homeowners Association

This bill establishes a Legal Research Committee for the Chesapeake Ranch Estates Homeowners Association in Calvert County. The purpose of the committee is to recommend ways by which the homeowners association may maintain the varying covenants and agreements of its members and explore ways to collect the resources necessary to meet infrastructure needs without local government assistance. The committee must report its findings and recommendations to the Chesapeake Ranch Estates Homeowners Association by December 1, 2007. The staff employee of the Calvert County Board of Commissioners who works with homeowners associations must interpret the report for the association and assist the association in implementing the recommendations. Calvert County is required to pay for any committee expenses.

The bill takes effect June 1, 2007 and terminates on May 31, 2008.

Fiscal Summary

State Effect: None.

Local Effect: Calvert County expenditures could increase by \$5,000 in FY 2008 for staff support and other expenses. **This bill imposes a mandate on local government.**

Small Business Effect: None.

Analysis

Background: Many older private communities exist in Calvert County which were established before the establishment of current standards for planned community development. Many of these communities have severe infrastructure needs and have limited resources to address those needs.

Chapter 544 of 2001 created a Task Force to Study the Infrastructure Needs of Calvert County. The nine-member task force was required to: (1) survey the infrastructure needs of private communities in Calvert County; (2) hold public hearings as necessary; (3) determine what State and local government resources are available, and what additional resources are needed to address the identified infrastructure needs; and (4) make recommendations on how available resources can be used to meet the identified needs, and on the order in which the infrastructure needs should be addressed. A final report was due by December 31, 2002.

One of the task force recommendations was to establish a legal research committee for Chesapeake Ranch Estates Homeowners Association through legislation so that infrastructure needs could continue to be addressed.

Local Expenditures: Calvert County estimates that expenditures could increase by \$5,000 for the involvement of two employees and required support staff.

Additional Information

Prior Introductions: None.

Cross File: None.

Information Source(s): Calvert County, Department of Legislative Services

Fiscal Note History: First Reader - March 19, 2007
bfl/hlb

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