

# HOUSE BILL 646

N1

8lr2009

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By: **Delegates Beidle, Dumais, Bobo, Healey, Lafferty, McComas, McConkey, Norman, and Sophocleus**

Introduced and read first time: February 1, 2008

Assigned to: Environmental Matters

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## A BILL ENTITLED

1 AN ACT concerning

2 **Condominiums – Property Insurance Deductible – Unit Owner Responsibility**

3 FOR the purpose of altering the maximum amount of the responsibility of certain  
4 condominium unit owners for the council of unit owners property insurance  
5 deductible under certain circumstances; altering the amount of the council of  
6 unit owners property insurance deductible that is a common expense; and  
7 generally relating to the responsibility of certain condominium unit owners for  
8 the council of unit owners' property insurance deductible.

9 BY repealing and reenacting, without amendments,  
10 Article – Real Property  
11 Section 11–114(a) and (c)  
12 Annotated Code of Maryland  
13 (2003 Replacement Volume and 2007 Supplement)

14 BY repealing and reenacting, with amendments,  
15 Article – Real Property  
16 Section 11–114(g)(2)  
17 Annotated Code of Maryland  
18 (2003 Replacement Volume and 2007 Supplement)

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

21 **Article – Real Property**

22 11–114.

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



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

4 (1) Property insurance on the common elements and units, exclusive of  
5 improvements and betterments installed in units by unit owners, insuring against  
6 those risks of direct physical loss commonly insured against, in amounts determined  
7 by the council of unit owners but not less than any amounts specified in the  
8 declaration or bylaws; and

9 (2) Comprehensive general liability insurance, including medical  
10 payments insurance, in an amount determined by the council of unit owners, but not  
11 less than any amount specified in the declaration or bylaws, covering occurrences  
12 commonly insured against for death, bodily injury, and property damage arising out of  
13 or in connection with the use, ownership, or maintenance of the common elements.

14 (c) Insurance policies carried pursuant to subsection (a) of this section shall  
15 provide that:

16 (1) Each unit owner is an insured person under the policy with respect  
17 to liability arising out of his ownership of an undivided interest in the common  
18 elements or membership in the council of unit owners;

19 (2) The insurer waives its right to subrogation under the policy  
20 against any unit owner of the condominium or members of his household;

21 (3) An act or omission by any unit owner, unless acting within the  
22 scope of his authority on behalf of the council of unit owners, does not void the policy  
23 and is not a condition to recovery under the policy; and

24 (4) If, at the time of a loss under the policy, there is other insurance in  
25 the name of a unit owner covering the same property covered by the policy, the policy  
26 is primary insurance not contributing with the other insurance.

27 (g) (2) (i) 1. The cost of repair or replacement in excess of  
28 insurance proceeds and reserves is a common expense.

29 2. A property insurance deductible is not a cost of repair  
30 or replacement in excess of insurance proceeds.

31 (ii) If the cause of any damage to or destruction of any portion of  
32 the condominium originates from the common elements, the council of unit owners'  
33 property insurance deductible is a common expense.

34 (iii) 1. Except as otherwise provided in the council of unit  
35 owners' bylaws, if the cause of any damage to or destruction of any portion of the  
36 condominium originates from a unit, the council of unit owners' property insurance  
37 deductible is a common expense.

1                                   2.     If the council of unit owners' bylaws provides that the  
2 owner of the unit where the cause of the damage or destruction originated is  
3 responsible for the council of unit owners' property insurance deductible, the unit  
4 owner's responsibility may not exceed [~~\$1,000~~] **\$10,000**.

5                                   3.     The council of unit owners' property insurance  
6 deductible amount exceeding the [~~\$1,000~~] **\$10,000** responsibility of the unit owner is  
7 a common expense.

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

11                   SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
12 October 1, 2008.