

Department of Legislative Services
Maryland General Assembly
2008 Session

FISCAL AND POLICY NOTE
Revised

House Bill 486

(Delegate Bobo)

Environmental Matters

Judicial Proceedings

Real Property - Homeowners Associations - Meetings

This bill requires homeowners association meetings that are not regularly scheduled but that are called by another person or entity to discuss matters relevant to the association be open to all lot owners in the association or their agents. The bill adds a requirement that meetings under the bill that are to be open must include the presence of the quorum of the board of directors or a committee of the homeowners association.

The bill takes effect June 1, 2008.

Fiscal Summary

State Effect: The bill would not directly affect State finances or operations. If the Attorney General's Office receives fewer than 50 complaints per year stemming from the bill, the additional workload could be handled with existing resources.

Local Effect: The bill would not directly affect local finances or operations.

Small Business Effect: Potential minimal.

Analysis

Current Law/Background: All homeowners association meetings of the governing body or a committee of the association must be open to all members of the association or their agents. All members of a homeowners association must be given reasonable notice of all regularly scheduled open meetings of the association.

Chapter 469 of 2005 established the Task Force on Common Ownership Communities. The full task force met 10 times during 2006 and conducted 5 public hearings, at which public comments were solicited. In addition, subcommittees comprising task force members met several times, and the task force made several recommendations on various topics. Although the bill is not specifically one of the recommendations, the task force did state its belief that members of common ownership communities are entitled to disclosure of information from the governing bodies of their communities.

Additional Information

Prior Introductions: None.

Cross File: None.

Information Source(s): Office of the Attorney General (Consumer Protection);
Department of Legislative Services

Fiscal Note History: First Reader - February 12, 2008
mcp/jr Revised - House Third Reader - March 25, 2008

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