

HB0842/483924/1

BY: Delegate McIntosh

AMENDMENTS TO HOUSE BILL 842, AS AMENDED
(First Reading File Bill)

AMENDMENT NO. 1

On page 1 of the bill, strike beginning with “, including” in line 5 down through “lien,” in line 6; in line 7, after “circumstances;” insert “providing that the priority given to a condominium’s lien consists of a certain portion of unpaid assessments and includes up to a certain amount of late fees, interest, and attorney’s fees and costs associated with establishing the lien;”; and strike beginning with “, including” in line 11 down through “lien,” in line 12.

On page 1 of the Environmental Matters Committee Amendments (HB0842/240517/1), in line 3 of Amendment No. 1, after “limitations;” insert “providing that the priority given to a homeowners association’s lien consists of a certain portion of unpaid assessments and includes up to a certain amount of late fees, interest, and attorney’s fees and costs associated with establishing the lien;”.

AMENDMENT NO. 2

On page 2 of the bill, in line 30, after the first “LIEN” insert “CREATED UNDER THE MARYLAND CONTRACT LIEN ACT”; in the same line, strike the first “THE” and substitute “A”; and strike beginning with “CONSISTING” in line 31 down through “CONDOMINIUM,” in line 34.

On page 3 of the bill, after line 2, insert:

“(III) THE PRIORITY GIVEN TO A CONDOMINIUM’S LIEN UNDER SUBPARAGRAPH (II) OF THIS PARAGRAPH SHALL:

1. CONSIST OF THAT PORTION OF THE LIEN THAT REPRESENTS UP TO 4 MONTHS OF UNPAID ASSESSMENTS REGULARLY

(Over)

PROVIDED AND LEVIED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DECLARATION OR BYLAWS OF THE CONDOMINIUM; AND

2. INCLUDE UP TO \$500 TOTAL IN LATE FEES, INTEREST, AND ATTORNEY'S FEES AND COSTS ASSOCIATED WITH ESTABLISHING THE LIEN."

AMENDMENT NO. 3

On page 3 of the bill, in line 12, strike "SUBSECTION (D)" and substitute "SUBSECTIONS (D) AND (E)"; in line 14, after "LIEN" insert "CREATED UNDER THE MARYLAND CONTRACT LIEN ACT"; in line 15, strike "THAT PORTION OF A" and substitute "A PORTION OF THE"; strike beginning with "CONSISTING" in line 15 down through "ASSOCIATION," in line 19; after line 21, insert:

"(D) THE PRIORITY GIVEN TO A HOMEOWNERS ASSOCIATION'S LIEN UNDER SUBSECTION (C) OF THIS SECTION SHALL:

(1) CONSIST OF THAT PORTION OF THE LIEN THAT REPRESENTS UP TO 4 MONTHS OF UNPAID ASSESSMENTS REGULARLY PROVIDED AND LEVIED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DECLARATION OR BYLAWS OF THE HOMEOWNERS ASSOCIATION; AND

(2) INCLUDE UP TO \$500 TOTAL IN LATE FEES, INTEREST, AND ATTORNEY'S FEES AND COSTS ASSOCIATED WITH ESTABLISHING THE LIEN."

and in line 22, strike "(D)" and substitute "(E)".

On page 2 of the Environmental Matters Committee Amendments, in line 2 of Amendment No. 2, strike "SUBPARAGRAPH (I)" and substitute "SUBPARAGRAPHS (I) AND (III)"; and in lines 3 and 4, in each instance, strike "4".