

SENATE BILL 686

N1

2lr2824
CF 2lr2403

By: **Senators Ramirez and Rosapepe**

Introduced and read first time: February 3, 2012

Assigned to: Judicial Proceedings

A BILL ENTITLED

1 AN ACT concerning

2 **Real Property – Condominiums – Delinquency in Payments for Utilities**

3 FOR the purpose of authorizing a council of unit owners to petition a court to take
4 certain actions against a unit owner who is delinquent in payments to the
5 council of unit owners from which utility bills are paid by the council of unit
6 owners under certain circumstances; defining a certain term; and generally
7 relating to delinquency in payments for utilities in condominiums.

8 BY adding to

9 Article – Real Property
10 Section 11–108.2
11 Annotated Code of Maryland
12 (2010 Replacement Volume and 2011 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 **11–108.2.**

17 **(A) IN THIS SECTION, “UTILITY” MEANS WATER, ELECTRICITY, GAS, OR**
18 **OIL SERVICE.**

19 **(B) THIS SECTION APPLIES ONLY TO A COUNCIL OF UNIT OWNERS THAT**
20 **IS RESPONSIBLE FOR PAYING UTILITY BILLS ON BEHALF OF ALL THE UNITS OF A**
21 **CONDOMINIUM.**

22 **(C) IF A UNIT OWNER IS 60 DAYS OR MORE DELINQUENT IN PAYMENTS**
23 **TO THE COUNCIL OF UNIT OWNERS FROM WHICH UTILITY BILLS ARE PAID BY**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 THE COUNCIL OF UNIT OWNERS, THE COUNCIL OF UNIT OWNERS MAY PETITION
2 A COURT TO:

3 (1) ENTER THE UNIT AND TURN OFF THE UTILITY; OR

4 (2) BAR THE UNIT OWNER FROM ENTERING THE UNIT.

5 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
6 October 1, 2012.