

## Chapter 327

**(Senate Bill 305)**

AN ACT concerning

**Real Property – Homeowners Associations – Number of Declarant Votes**

FOR the purpose of altering the number of declarant votes before the date on which all lots that may be part of a development have been subdivided and recorded under certain circumstances; providing that a declarant is entitled to a certain number of votes beginning on the date on which all lots that may be part of a development have been subdivided and recorded under certain circumstances; and generally relating to declarant votes in homeowners associations.

BY repealing and reenacting, with amendments,

Article – Real Property

Section 11B–111.7

Annotated Code of Maryland

(2015 Replacement Volume and 2018 Supplement)

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

**Article – Real Property**

11B–111.7.

**(A)** Notwithstanding any other provision of law or any provision in the declaration, bylaws, rules, deeds, agreements, or recorded covenants or restrictions of a homeowners association, **[until the time all lots in a homeowners association] BEGINNING ON THE DATE ON WHICH ALL LOTS THAT MAY BE PART OF THE DEVELOPMENT** have been subdivided and recorded in the land records of the county in which the homeowners association is located, the declarant, when voting on a homeowners association matter, shall **[have a number of votes that is equal to the number of lots that] BE ENTITLED TO ONE VOTE PER LOT THAT:**

(1) **[Have] HAS** been subdivided and recorded in the land records of the county in which the homeowners association is located; and

(2) **[Have] HAS** not been sold to members of the public.

**(B) BEFORE THE DATE ON WHICH ALL LOTS THAT MAY BE PART OF THE DEVELOPMENT HAVE BEEN SUBDIVIDED AND RECORDED IN THE LAND RECORDS OF THE COUNTY IN WHICH THE HOMEOWNERS ASSOCIATION IS LOCATED, THE DECLARANT, WHEN VOTING ON A HOMEOWNERS ASSOCIATION MATTER, SHALL BE**

**ENTITLED TO THE NUMBER OF VOTES SET FORTH IN THE GOVERNING DOCUMENTS  
OF THE HOMEOWNERS ASSOCIATION.**

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
October 1, 2019.

**Approved by the Governor, April 30, 2019.**