

HOUSE BILL 253

N1
HB 511/20 – ENT

(PRE-FILED)

11r0689

By: **Delegate Grammer**

Requested: September 18, 2020

Introduced and read first time: January 13, 2021

Assigned to: Environment and Transportation

Committee Report: Favorable

House action: Adopted

Read second time: March 9, 2021

CHAPTER _____

1 AN ACT concerning

2 **Baltimore County – Nuisance Actions – Community Association**

3 FOR the purpose of altering the definitions of “community association” and “local code
4 violation” for purposes of certain provisions of law authorizing community
5 associations to seek judicial relief for nuisance abatement in Baltimore County;
6 repealing a provision of law requiring a certain court to determine in what amount
7 and under what conditions a bond must be filed by a community association in a
8 certain nuisance action; and generally relating to the right of community
9 associations to seek judicial relief for nuisance abatement in Baltimore County.

10 BY repealing and reenacting, with amendments,
11 Article – Real Property
12 Section 14–125
13 Annotated Code of Maryland
14 (2015 Replacement Volume and 2020 Supplement)

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

17 **Article – Real Property**

18 14–125.

19 (a) (1) In this section the following words have the meanings indicated.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



1 (2) (I) “Community association” means a Maryland nonprofit
2 ASSOCIATION, corporation, OR OTHER ORGANIZATION that IS:

3 [(i) Is comprised of at least 20% of the total number of households as
4 members, with a minimum membership of 25 households, of a local community that
5 consists of 40 or more individual households as defined by specific geographic boundaries
6 in the bylaws or charter of the community association;]

7 1. COMPOSED OF RESIDENTS OF A COMMUNITY
8 DEFINED BY SPECIFIC GEOGRAPHIC BOUNDARIES IN THE BYLAWS OR CHARTER OF
9 THE COMMUNITY ASSOCIATION AND WITHIN WHICH A NUISANCE IS LOCATED;

10 [(ii) Requires, as a condition of membership, the payment of
11 monetary dues at least annually;]

12 [(iii) 2. [Is operated] OPERATED primarily for the promotion of
13 social welfare and general neighborhood improvement and enhancement;

14 [(iv) Has been in existence for at least 1 year when it files suit under
15 this section;]

16 [(v) 1.] 3. [Is exempt] EXEMPT from taxation under § 501(c)(3) or
17 (4) OR § 528 of the Internal Revenue Code; [or

18 2. Has been included for a period of at least 1 year prior to
19 bringing an action under this section in the “Directory of Organizations in Baltimore
20 County” that is published by the Baltimore County Public Library;] and

21 [(vi) 4. [Is] INCORPORATED AND in good standing WITH THE
22 STATE DEPARTMENT OF ASSESSMENTS AND TAXATION.

23 (II) “COMMUNITY ASSOCIATION” INCLUDES A MARYLAND
24 NONPROFIT ASSOCIATION, CORPORATION, OR OTHER ORGANIZATION THAT:

25 1. MEETS THE REQUIREMENTS OF AN INDIVIDUAL
26 COMMUNITY ASSOCIATION UNDER SUBPARAGRAPH (I) OF THIS PARAGRAPH; AND

27 2. REPRESENTS TWO OR MORE INDIVIDUAL COMMUNITY
28 ASSOCIATIONS.

29 (3) (I) “Local code violation” means a violation under ARTICLE 13,
30 Title [22.] 7. “Nuisances” OR, EXCEPT AS PROVIDED IN SUBPARAGRAPH (II) OF THIS
31 PARAGRAPH, ARTICLE 35, “BUILDINGS AND HOUSING” of the Baltimore County Code
32 [1988] 2015.

1 **(II) “LOCAL CODE VIOLATION” DOES NOT INCLUDE A**
2 **VIOLATION UNDER ARTICLE 35, TITLE 4. “RENT ESCROW LAW” OF THE BALTIMORE**
3 **COUNTY CODE 2015.**

4 (4) “Nuisance” means, within the boundaries of the community
5 represented by the community association, an act or condition created, performed, or
6 maintained on private property that constitutes a local code violation and that:

7 (i) Negatively impacts the well-being of other residents of the
8 neighborhood; and

9 (ii) 1. Is injurious to public health, safety, or welfare of
10 neighboring residents; or

11 2. Obstructs the reasonable use of other property in the
12 neighborhood.

13 (b) This section only applies to a nuisance located within the boundaries of
14 Baltimore County.

15 (c) (1) A community association may seek injunctive and other equitable relief
16 in the Circuit Court for Baltimore County for abatement of a nuisance upon showing that:

17 (i) The notice requirements under paragraphs (2) and (3) of this
18 subsection have been satisfied; and

19 (ii) The nuisance has not been abated.

20 (2) (i) An action may not be brought under this section based on a
21 nuisance until 60 days after the community association gives notice of the violation and of
22 the community association’s intent to bring an action under this section by certified mail,
23 return receipt requested, to the County Code enforcement agency.

24 (ii) An action under this section may not be brought if the County
25 Code enforcement agency has filed an action for equitable relief from the nuisance.

26 (3) (i) An action may not be brought under this section until 60 days
27 after the tenant, if any, and owner of record receive notice by certified mail, return receipt
28 requested, from the community association that a nuisance exists and that legal action may
29 be taken if the nuisance is not abated.

30 (ii) The notice shall specify:

31 1. The nature of the alleged nuisance;

32 2. The date and time of day the nuisance was first

1 documented;

2 3. The location on the property where the nuisance is
3 allegedly occurring; and

4 4. The relief sought.

5 (iii) In filing a suit under this section, an officer of the community
6 association shall certify to the court:

7 1. What steps the community association has taken to satisfy
8 the notice requirements under this subsection; and

9 2. That each condition precedent to the filing of an action
10 under this section has been met.

11 [(4) The court shall determine in what amount and under what conditions,
12 if any, a bond shall be filed by a community association in an action for relief under this
13 section.]

14 (d) A political subdivision of the State or any agency of a political subdivision is
15 not subject to any action brought under this section or an action resulting from an action
16 brought under this section against a private property owner.

17 (e) (1) Subject to paragraph (2) of this subsection, this section may not be
18 construed to abrogate any equitable or legal right or remedy otherwise available under the
19 law to abate a nuisance.

20 (2) This section may not be construed as granting standing for an action:

21 (i) Challenging any zoning, development, special exception, or
22 variance application or approval;

23 (ii) In which the alleged nuisance consists of:

24 1. A condition relating to lead paint;

25 2. An interior physical defect of a property, except in
26 situations that present a threat to neighboring properties; or

27 3. A vacant dwelling that is maintained in a boarded
28 condition, free from trash and debris, and secure against trespassers and weather entry;

29 (iii) Involving any violation of alcoholic beverages laws under the
30 Alcoholic Beverages Article; or

31 (iv) Involving any matter in which a certificate, license, permit, or

1 registration is required or allowed under the Environment Article.

2 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
3 October 1, 2021.

Approved:

Governor.

Speaker of the House of Delegates.

President of the Senate.