Article - Real Property

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§11B-102.

- (a) Except as expressly provided in this title, the provisions of this title apply to all homeowners associations that exist in the State after July 1, 1987.
- (b) The provisions of §§ 11B-105 and 11B-108 of this title do not apply to the initial sale of lots within the development to members of the public if on July 1, 1987:
- (1) More than 50 percent of the lots included within or to be included within the development have been sold under a bona fide arm's length contract to members of the public who intend to occupy or rent the lots for residential purposes; and
- (2) Less than 100 lots included within or to be included within the development have not been sold under a bona fide arm's length contract to members of the public who intend to occupy or rent the lots for residential purposes.
- (c) The provisions of § 11B-110 of this title do not apply to common area improvements substantially completed before July 1, 1987.
- (d) The provisions of § 11B-105 of this title do not apply to developments containing 12 or fewer lots or in which 12 or fewer lots remain to be sold as of July 1, 1987.
- (e) Except as provided in § 11B-101(f) of this title, this title does not apply to any property which is:
 - (1) Part of a condominium regime governed by Title 11 of this article;
 - (2) Part of a cooperative housing corporation; or
 - (3) To be occupied and used for nonresidential purposes.
- (f) For any contract for the sale of a lot that is entered into before July 1, 1987, the provisions of §§ 11B-105, 11B-106, 11B-107, and 11B-108 of this title do not apply.

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