

SENATE BILL 226

P5

EMERGENCY BILL

2lr1559

By: **The President (By Request – Department of Legislative Services)**

Introduced and read first time: January 12, 2022

Assigned to: Rules

Committee Report: Favorable

Senate action: Adopted

Read second time: February 21, 2022

CHAPTER _____

1 AN ACT concerning

2 **Annual Curative Bill**

3 FOR the purpose of generally curing previous Acts of the General Assembly with possible
4 title defects; prohibiting a recorded covenant or restriction, a provision in a
5 declaration, or a provision in the bylaws or rules of a condominium association from
6 prohibiting or unreasonably restricting a certain owner from contracting with a
7 private entity for the collection of organic waste materials for composting at a
8 composting facility; prohibiting a recorded covenant or restriction, a provision in a
9 declaration, or a provision in the bylaws or rules of a homeowners association from
10 prohibiting or unreasonably restricting a certain owner from composting organic
11 waste materials for certain uses under certain circumstances or contracting with a
12 private entity for the collection of organic waste materials for composting at a
13 composting facility; and generally repealing and reenacting without amendments
14 certain Acts of the General Assembly that may be subject to possible title defects in
15 order to validate those Acts.

16 BY repealing and reenacting, without amendments,
17 Article – Real Property
18 Section 11–111.5(b) and 11B–111.9(b)
19 Annotated Code of Maryland
20 (2015 Replacement Volume and 2021 Supplement)

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

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 **Article – Real Property**

2 11–111.5.

3 (b) A recorded covenant or restriction, a provision in a declaration, or a provision
4 in the bylaws or rules of a condominium may not prohibit or unreasonably restrict a unit
5 owner from contracting with a private entity to collect organic waste materials from the
6 unit owner for composting at a composting facility.

7 11B–111.9.

8 (b) A recorded covenant or restriction, a provision in a declaration, or a provision
9 in the bylaws or rules of a homeowners association may not prohibit or unreasonably
10 restrict a lot owner from:

11 (1) Composting organic waste materials for the lot owner’s personal or
12 household use, provided that the lot owner:

13 (i) Owns or has the right to exclusive use of the area where the
14 composting is conducted; and

15 (ii) Observes all laws, ordinances, and regulations of the State and
16 local jurisdiction that pertain to composting; or

17 (2) Contracting with a private entity to collect organic waste materials
18 from the lot owner for composting at a composting facility.

19 **DRAFTER’S NOTE:**

20 Error: Purpose paragraph of bill being cured failed to accurately describe the changes
21 made by the bill.

22 Occurred: Chapter 459 (House Bill 248) of the Acts of 2021.

23 **SECTION 2. AND BE IT FURTHER ENACTED,** That the Drafter’s Notes contained
24 in this Act are not law and may not be considered to have been enacted as part of this Act.

25 **SECTION 3. AND BE IT FURTHER ENACTED,** That this Act is an emergency
26 measure, is necessary for the immediate preservation of the public health or safety, has
27 been passed by a yea and nay vote supported by three–fifths of all the members elected to
28 each of the two Houses of the General Assembly, and shall take effect from the date it is
29 enacted.