

HB0105/343729/1

BY: Environment and Transportation Committee

AMENDMENTS TO HOUSE BILL 105
(First Reading File Bill)

AMENDMENT NO. 1

On page 1, in line 19, after “Section” insert “11-108(c)(1).”; and in the same line, after “(c),” insert “11-109.4(c)(2).”.

AMENDMENT NO. 2

On page 5, in line 15, after “**(16)**” insert “**(I)**”; in lines 21 and 30, strike “**(I)**” and substitute “**1.**”; in lines 22 and 31, strike “**(II)**” and substitute “**2.**”; in line 23, strike “**(17)**” and substitute “**(II)**”; after line 31, insert:

“(III) THE DETERMINATION OF WHEN UNITS REPRESENTING 25% OF THE VOTES IN AN EXPANDABLE CONDOMINIUM SUBJECT TO § 11-120 OF THIS TITLE HAVE BEEN CONVEYED BY THE DEVELOPER TO MEMBERS OF THE PUBLIC FOR RESIDENTIAL PURPOSES SHALL BE BASED ON THE TOTAL NUMBER OF UNITS THAT MAY BE SUBJECT TO THE DECLARATION UPON FULL EXPANSION OF THE CONDOMINIUM, AS IDENTIFIED IN THE DECLARATION.”

On page 10, in line 26, after “**(A)**” insert “**(1) THE PROVISIONS OF THIS SUBSECTION APPLY TO A DEVELOPMENT THAT CONTAINS MORE THAN 12 LOTS.**”

(2)”;

in line 28, strike “**AT LEAST**”; strike beginning with “**CURRENTLY**” in line 28 down through “**COMPLETE**” in line 29 and substitute “**MAXIMUM NUMBER OF LOTS CURRENTLY PLANNED OR PERMITTED TO BE CONTAINED WITHIN THE DEVELOPMENT**”; and in line 33, strike “**(1)**” and substitute “**(I)**”.

**HB0105/343729/01 Environment and Transportation Committee
Amendments to HB 105
Page 2 of 5**

On page 11, in line 1, strike “(2)” and substitute “(II)”; in line 3, strike “(B)” and substitute “(3)”; in line 4, strike “AT LEAST”; strike beginning with “CURRENTLY” in line 4 down through “COMPLETE” in line 6 and substitute “MAXIMUM NUMBER OF LOTS CURRENTLY PLANNED OR PERMITTED TO BE CONTAINED WITHIN THE DEVELOPMENT”; in lines 10 and 11, strike “(1)” and “(2)”, respectively, and substitute “(I)” and “(II)”, respectively; after line 12, insert:

“(4) THE DETERMINATION OF WHEN 25% OF THE MAXIMUM NUMBER OF LOTS CURRENTLY PLANNED OR PERMITTED TO BE CONTAINED WITHIN THE DEVELOPMENT HAVE BEEN CONVEYED TO MEMBERS OF THE PUBLIC FOR RESIDENTIAL PURPOSES SHALL BE BASED ON THE INFORMATION SUPPLIED BY THE VENDOR UNDER § 11B-105(B)(3)(I) OF THIS SUBTITLE.”;

in lines 13, 22, 24, 29, and 31, in each instance strike “(C)” and substitute “(B)”; and in lines 22, 27, and 30, strike “(D)”, “(E)”, and “(F)”, respectively, and substitute “(C)”, “(D)”, and “(E)”, respectively.

On page 13, in lines 2, 5, 16, and 32, strike “(G)”, “(H)”, “(I)”, and “(J)”, respectively, and substitute “(F)”, “(G)”, “(H)”, and “(I)”, respectively; in line 2, strike “(F)(13)” and substitute “(E)(13)”; and in line 13, strike “(C)” and substitute “(B)”.

AMENDMENT NO. 3

On page 2, after line 3, insert:

“11-108.

(c) (1) This subsection does not apply to any meetings of unit owners occurring at any time before the unit owners elect officers or a board of directors in accordance with [§ 11-109(c)(16)] § 11-109(C)(18) of this title.”.

**HB0105/343729/01 Environment and Transportation Committee
Amendments to HB 105
Page 3 of 5**

On page 3, in lines 1, 5, 10, and 13, in each instance, strike the brackets; in the same lines, strike “1.”, “2.”, “3.”, and “(II)”, respectively; in line 1, strike “SUBPARAGRAPH”; in line 6, strike “SUBSUBPARAGRAPH 3 OF THIS SUBPARAGRAPH”; strike beginning with “BOARD” in line 13 down through “DEVELOPER” in line 14; after line 18, insert:

“(8) UNTIL A MEETING IS HELD IN ACCORDANCE WITH PARAGRAPH (18) OF THIS SUBSECTION AT WHICH THE UNIT OWNERS ELECT OFFICERS OR A BOARD OF DIRECTORS, THE BOARD OF DIRECTORS OR THE DEVELOPER SHALL CONVENE AT LEAST ONE MEETING EACH YEAR AT WHICH:

(I) THE AGENDA IS OPEN TO ANY MATTER RELATING TO THE CONDOMINIUM; AND

(II) THE UNIT OWNERS HAVE AN OPPORTUNITY TO PROVIDE COMMENT.”;

and in line 19, strike “(8)” and substitute “**(9)**”.

On page 4, in lines 24, 28, 30, and 34, strike “(9)”, “(10)”, “(11)”, and “(12)”, respectively, and substitute “**(10)**”, “**(11)**”, “**(12)**”, and “**(13)**”, respectively.

On page 5, in lines 3, 10, 12, and 15, strike “(13)”, “(14)”, “(15)”, and “(16)”, respectively, and substitute “**(14)**”, “**(15)**”, “**(16)**”, and “**(17)**”, respectively.

On page 7, after line 27, insert:

“11-109.4.

(Over)

HB0105/343729/01 Environment and Transportation Committee
Amendments to HB 105
Page 4 of 5

(c) (2) The governing body of the condominium shall have an independent reserve study completed not less than 30 calendar days before the meeting of the council of unit owners required under [§ 11-109(c)(16)] § 11-109(C)(18) of this title.

On page 14, in line 5, strike “(4)” and substitute “**(5)**”; in lines 11, 12, 13, 14, 18, and 21, in each instance, strike the brackets; in line 12, strike “**AFTER**”; in line 13, strike the colon; in lines 14, 18, and 21, strike “**1.**”, “**2.**”, and “**(II)**”, respectively; in line 14, strike “**2**”; strike beginning with “**BOARD**” in line 21 down through “**DECLARANT**” in line 22; after line 26, insert:

“(4) UNTIL THE LOT OWNERS, OTHER THAN THE DEVELOPER, HAVE A MAJORITY OF VOTES IN THE HOMEOWNERS ASSOCIATION, AS PROVIDED IN THE DECLARATION, THE BOARD OF DIRECTORS OR THE DECLARANT SHALL CONVENE AT LEAST ONE MEETING EACH YEAR AT WHICH:

(I) THE AGENDA IS OPEN TO ANY MATTER RELATING TO THE HOMEOWNERS ASSOCIATION; AND

(II) THE LOT OWNERS HAVE AN OPPORTUNITY TO PROVIDE COMMENT;

and in line 27, strike “(4)” and substitute “**(5)**”.

On page 15, in lines 14 and 22, strike “(5)” and “(6)”, respectively, and substitute “**(6)**” and “**(7)**”, respectively; and in lines 14, 16, and 26, strike “(4)”, “(4)”, and “(6)”, respectively, and substitute “**(5)**”, “**(5)**”, and “**(7)**”, respectively.

On page 16, in line 21, strike “(6)” and substitute “**(7)**”.

AMENDMENT NO. 4

**HB0105/343729/01 Environment and Transportation Committee
Amendments to HB 105
Page 5 of 5**

On page 6, in lines 17 and 26, and on page 13, in lines 17 and 26, after “**DELIVER**” insert “**BY FIRST-CLASS MAIL**”.