

**HB0166/593822/1**

BY: Environment and Transportation Committee

AMENDMENTS TO HOUSE BILL 166  
(First Reading File Bill)

AMENDMENT NO. 1

On page 1, in line 2, strike “**Baltimore County – Nuisance Actions – Community Association Standing**” and substitute “Workgroup to Study Community Association Standing in Nuisance Actions in Baltimore County”; strike beginning with “altering” in line 3 down through “abatement” in line 8 and substitute “establishing the Workgroup to Study Community Association Standing in Nuisance Actions in Baltimore County; providing for the composition, chair, public meetings, and staffing of the Workgroup; requiring the Workgroup to study and make recommendations regarding the right of community associations to seek judicial relief for nuisance abatement in Baltimore County; requiring the Workgroup to submit a final report to the members of the Baltimore County Delegation to the General Assembly on or before a certain date; and generally relating to the Workgroup to Study Community Association Standing in Nuisance Actions”; and strike in their entirety lines 10 through 14, inclusive.

AMENDMENT NO. 2

On page 1, in line 16, strike “the Laws of Maryland read as follows”.

On pages 1 through 4, strike in their entirety the lines beginning with line 17 on page 1 through line 30 on page 4, inclusive.

On page 4, after line 30, insert:

“(a) There is a Workgroup to Study Community Association Standing in Nuisance Actions in Baltimore County.

(b) The Workgroup consists of the following members:

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(1) one member of the Baltimore County Senate Delegation, appointed by the President of the Senate;

(2) one member of the Baltimore County House Delegation, appointed by the Speaker of the House;

(3) the County Executive for Baltimore County, or the County Executive's designee;

(4) the Chair of the Baltimore County Council, or the Chair's designee;

(5) the following members, appointed by the County Executive for Baltimore County:

(i) one representative of the Baltimore County Department of Health;

(ii) one representative of the Baltimore County Department of Housing and Community Development;

(iii) one representative of the Baltimore County Department of Permits, Approvals, and Inspections; and

(iv) one representative of the Baltimore County Office of Law; and

(6) the following members, appointed by the Chair of the Baltimore County Council:

(i) one representative of the Maryland Association of Realtors who resides and works in Baltimore County;

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(ii) two members who are residents of Baltimore County and members of different community associations, as defined in § 14–125 of the Real Property Article; and

(iii) two residents of Baltimore County who are not members of a community association, as defined in § 14-125 of the Real Property Article.

(c) The County Executive for Baltimore County shall designate the chair of the Workgroup.

(d) The Baltimore County Department of Housing and Community Development shall provide staff for the Workgroup.

(e) A member of the Workgroup:

(1) may not receive compensation as a member of the Workgroup; but

(2) is entitled to reimbursement for expenses under the Standard State Travel Regulations, as provided in the State budget.

(f) (1) The Workgroup shall:

(i) study the current process by which a community association in Baltimore County may seek injunctive and other equitable relief for abatement of a nuisance; and

(ii) make recommendations for altering the requirements for Baltimore County with regard to the composition of a community association necessary to establish standing for nuisance actions, including recommendations on:

1. the percentage of households in the community that must participate in the community association;

(Over)

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2. minimum membership requirements for a community association in the county;

3. standards for effectively defining the geographic boundaries served by a community association, including any requirement for a minimum number of individual households that must be included in the community;

4. whether the payment of monetary dues should be a condition of membership in a community association; and

5. any period of time that a community association must be in existence prior to filing an action for injunctive and other equitable relief for abatement of a nuisance.

(2) The recommendations of the Workgroup shall be designed to facilitate the social welfare and general neighborhood improvement and enhancement of the communities served by the community association while maintaining requirements for verifiable evidence that a community association legitimately represents a community.

(g) (1) To facilitate community engagement, the Workgroup shall hold at least three public meetings at which members of the general public may provide comment on the work of the Workgroup.

(2) During a meeting at which the agenda is limited to specific topics, the Workgroup may limit public comment to the topics listed on the meeting agenda.

(3) The Workgroup shall convene at least one meeting at which the agenda is open to any matter relating to the recommendations of the Workgroup under subsection (f)(1) of this section.

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(h) On or before January 1, 2024, the Workgroup shall report its findings and recommendations to the members of the Baltimore County Delegation to the General Assembly in accordance with § 2–1257 of the State Government Article.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect June 1, 2023. It shall remain effective for a period of 1 year and 1 month and, at the end of June 30, 2024, this Act, with no further action required by the General Assembly, shall be abrogated and of no further force and effect.”.