

# HOUSE BILL 833

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3lr1742

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By: **Delegate Holmes**

Introduced and read first time: February 9, 2023

Assigned to: Environment and Transportation

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## A BILL ENTITLED

1 AN ACT concerning

2 **Homeowners Associations – Recorded Liens – Voting Prohibition**

3 FOR the purpose of authorizing a homeowners association to include a provision in the  
4 governing documents of the homeowners association prohibiting a lot owner from  
5 voting at a meeting if the homeowners association has recorded a statement of lien  
6 on the lot owner's property and the amount necessary to release the lien has not been  
7 paid at the time of the meeting; and generally relating to homeowners associations.

8 BY adding to

9 Article – Real Property

10 Section 11B–111.11

11 Annotated Code of Maryland

12 (2015 Replacement Volume and 2022 Supplement)

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

15 **Article – Real Property**

16 **11B–111.11.**

17 **THE GOVERNING DOCUMENTS OF A HOMEOWNERS ASSOCIATION MAY**  
18 **CONTAIN A PROVISION PROHIBITING A LOT OWNER FROM VOTING AT A MEETING OF**  
19 **THE HOMEOWNERS ASSOCIATION IF THE HOMEOWNERS ASSOCIATION HAS**  
20 **RECORDED A STATEMENT OF LIEN ON THE LOT OWNER'S LOT AND THE AMOUNT**  
21 **NECESSARY TO RELEASE THE LIEN HAS NOT BEEN PAID AT THE TIME OF THE**  
22 **MEETING.**

23 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
24 October 1, 2023.

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

