

HOUSE BILL 844

C9, N1

3lr2914

By: **Delegates Pasteur and Holmes**

Introduced and read first time: February 9, 2023

Assigned to: Environment and Transportation

A BILL ENTITLED

1 AN ACT concerning

2 **Housing and Community Development – Common Ownership Community**
3 **Website**

4 FOR the purpose of requiring the Department of Housing and Community Development to
5 establish and maintain a website that provides certain information on the rights and
6 responsibilities of individuals living in a common ownership community; and
7 generally relating to common ownership communities.

8 BY adding to

9 Article – Housing and Community Development

10 Section 2–303 to be under the amended subtitle “Subtitle 3. Miscellaneous
11 Requirements”

12 Annotated Code of Maryland

13 (2019 Replacement Volume and 2022 Supplement)

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

16 **Article – Housing and Community Development**

17 Subtitle 3. Miscellaneous [Reporting] Requirements.

18 **2–303.**

19 (A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS
20 INDICATED.

21 (2) “COMMON OWNERSHIP COMMUNITY” MEANS:

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 (I) A CONDOMINIUM, AS DEFINED IN § 11-101 OF THE REAL
2 PROPERTY ARTICLE;

3 (II) A COOPERATIVE HOUSING CORPORATION, AS DEFINED IN §
4 5-6B-01 OF THE CORPORATIONS AND ASSOCIATIONS ARTICLE; OR

5 (III) A HOMEOWNERS ASSOCIATION, AS DEFINED IN § 11B-101
6 OF THE REAL PROPERTY ARTICLE.

7 (3) "LOCAL COMMON OWNERSHIP COMMUNITY PROGRAM" MEANS A
8 PROGRAM OPERATED BY A LOCAL JURISDICTION FOR THE REGULATION OR
9 OVERSIGHT OF COMMON OWNERSHIP COMMUNITIES.

10 (B) THE DEPARTMENT SHALL ESTABLISH AND MAINTAIN A WEBSITE THAT
11 PROVIDES INFORMATION ON THE CURRENT RIGHTS AND RESPONSIBILITIES OF
12 INDIVIDUALS LIVING IN A COMMON OWNERSHIP COMMUNITY.

13 (C) THE DEPARTMENT SHALL MAKE PUBLICLY AVAILABLE ON THE
14 WEBSITE:

15 (1) A HYPERLINK TO THE WEBSITE OF EACH LOCAL COMMON
16 OWNERSHIP COMMUNITY PROGRAM IN THE STATE; AND

17 (2) INFORMATION ON STATEWIDE LEGISLATION ENACTED IN THE
18 PRIOR LEGISLATIVE SESSION REGARDING THE RIGHTS AND RESPONSIBILITIES OF
19 INDIVIDUALS LIVING IN A COMMON OWNERSHIP COMMUNITY, INCLUDING, FOR
20 EACH BILL THAT IS ENACTED:

21 (I) THE BILL TITLE;

22 (II) THE BILL AND CHAPTER NUMBER;

23 (III) THE EFFECTIVE DATE OF THE BILL; AND

24 (IV) A HYPERLINK TO THE BILL INFORMATION ON THE GENERAL
25 ASSEMBLY WEBSITE.

26 (D) THE INFORMATION REQUIRED UNDER SUBSECTION (C)(2) OF THIS
27 SECTION SHALL BE POSTED ON THE DEPARTMENT'S COMMON OWNERSHIP
28 COMMUNITY WEBSITE ON OR BEFORE JUNE 1 EACH YEAR.

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