

Chapter 216

(House Bill 844)

AN ACT concerning

Housing and Community Development – Common Ownership Community Website

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

BY adding to

Article – Housing and Community Development

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

Annotated Code of Maryland

(2019 Replacement Volume and 2022 Supplement)

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

Article – Housing and Community Development

Subtitle 3. Miscellaneous [Reporting] Requirements.

2–303.

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

(2) “COMMON OWNERSHIP COMMUNITY” MEANS:

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

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

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

(3) “LOCAL COMMON OWNERSHIP COMMUNITY PROGRAM” MEANS A PROGRAM OPERATED BY A LOCAL JURISDICTION FOR THE REGULATION OR OVERSIGHT OF COMMON OWNERSHIP COMMUNITIES.

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

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

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

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

(I) THE BILL TITLE;

(II) THE BILL AND CHAPTER NUMBER;

(III) THE EFFECTIVE DATE OF THE BILL; AND

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

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

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

Approved by the Governor, April 24, 2023.