

# HOUSE BILL 1517

C9, N1

4lr3402

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By: **Delegate Terrasa**

Introduced and read first time: February 26, 2024

Assigned to: Rules and Executive Nominations

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## A BILL ENTITLED

1 AN ACT concerning

2 **Common Ownership Communities – Annual Registration With Department of**  
3 **Housing and Community Development – Requirements**

4 FOR the purpose of requiring a common ownership community located in the State to  
5 submit a registration and fee to the Department of Housing and Community  
6 Development; requiring a certain registration to include certain information; and  
7 generally relating to the registration of common ownership communities located in  
8 the State.

9 BY repealing and reenacting, without amendments,  
10 Article – Housing and Community Development  
11 Section 2–303(a)(1) and (2)  
12 Annotated Code of Maryland  
13 (2019 Replacement Volume and 2023 Supplement)

14 BY adding to  
15 Article – Housing and Community Development  
16 Section 2–304  
17 Annotated Code of Maryland  
18 (2019 Replacement Volume and 2023 Supplement)

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

21 **Article – Housing and Community Development**

22 2–303.

23 (a) (1) In this section the following words have the meanings indicated.

24 (2) “Common ownership community” means:

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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 Property  
2 Article;
- 3 (ii) a cooperative housing corporation, as defined in § 5–6B–01 of the  
4 Corporations and Associations Article; or
- 5 (iii) a homeowners association, as defined in § 11B–101 of the Real  
6 Property Article.

7 **2–304.**

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

10 (2) “COMMON OWNERSHIP COMMUNITY” HAS THE MEANING STATED  
11 IN § 2–303 OF THIS SUBTITLE.

12 (3) “GOVERNING BODY” MEANS:

13 (I) THE COUNCIL OF UNIT OWNERS OF A CONDOMINIUM;

14 (II) THE BOARD OF DIRECTORS OF A COOPERATIVE HOUSING  
15 CORPORATION;

16 (III) A HOMEOWNERS ASSOCIATION, BOARD OF DIRECTORS, OR  
17 OTHER ENTITY ESTABLISHED TO GOVERN A PROPERTY SUBJECT TO AN INSTRUMENT  
18 THAT IMPOSES ON LOTS, OR ON THE OWNERS OR OCCUPANTS OF LOTS, ANY  
19 MANDATORY FEE IN CONNECTION WITH THE PROVISION OF SERVICES OR  
20 OTHERWISE FOR THE BENEFIT OF SOME OR ALL OF THE LOTS; OR

21 (IV) ANY OTHER BODY AUTHORIZED TO ADOPT RULES OR  
22 REGULATIONS GOVERNING A CONDOMINIUM, COOPERATIVE HOUSING  
23 CORPORATION, OR HOMEOWNERS ASSOCIATION.

24 (B) ON OR BEFORE JULY 1, 2025, AND EACH JULY 1 THEREAFTER, A  
25 COMMON OWNERSHIP COMMUNITY LOCATED IN THE STATE SHALL REGISTER WITH  
26 THE DEPARTMENT.

27 (C) REGISTRATION REQUIRED UNDER SUBSECTION (B) OF THIS SECTION  
28 SHALL INCLUDE:

29 (1) THE NAME AND PHYSICAL AND MAILING ADDRESSES OF:

1                   **(I) THE COMMON OWNERSHIP COMMUNITY;**

2                   **(II) IF APPLICABLE, THE MANAGEMENT COMPANY FOR THE**  
3 **COMMON OWNERSHIP COMMUNITY; AND**

4                   **(III) IF THE COMMON OWNERSHIP COMMUNITY IS PART OF A**  
5 **LARGER COMMON OWNERSHIP COMMUNITY, THE LARGER OWNER COMMUNITY;**

6                   **(2) WHETHER THE COMMON OWNERSHIP COMMUNITY IS A**  
7 **CONDOMINIUM, COOPERATIVE HOUSING CORPORATION, OR HOMEOWNERS**  
8 **ASSOCIATION;**

9                   **(3) THE NAME AND CONTACT INFORMATION FOR THE COMMON**  
10 **OWNERSHIP COMMUNITY'S GOVERNING BODY;**

11                   **(4) THE NAME, TYPE OF STRUCTURE, AND NUMBER OF EACH TYPE OF**  
12 **HOME OR UNIT IN THE COMMON OWNERSHIP COMMUNITY; AND**

13                   **(5) A DESCRIPTION OF THE AREA WHERE THE COMMON OWNERSHIP**  
14 **COMMUNITY IS LOCATED.**

15                   **(D) A COMMON OWNERSHIP COMMUNITY SHALL SUBMIT TO THE**  
16 **DEPARTMENT AN UPDATE TO THE INFORMATION REQUIRED UNDER THIS**  
17 **SUBSECTION IF:**

18                   **(1) THERE IS A CHANGE IN THE MAKEUP OF THE GOVERNING BODY**  
19 **OF:**

20                   **(I) THE COMMON OWNERSHIP COMMUNITY; OR**

21                   **(II) IF APPLICABLE, THE LARGER COMMON OWNERSHIP**  
22 **COMMUNITY OF WHICH THE COMMON OWNERSHIP COMMUNITY IS A PART; OR**

23                   **(2) THE COMMON OWNERSHIP COMMUNITY HIRES A MANAGEMENT**  
24 **COMPANY OR CHANGES MANAGEMENT COMPANIES.**

25                   **(E) THE DEPARTMENT:**

26                   **(1) MAY CHARGE A COMMON OWNERSHIP COMMUNITY AN ANNUAL**  
27 **REGISTRATION FEE OF UP TO \$25; AND**

28                   **(2) MAY NOT CHARGE A FEE FOR AN UPDATE SUBMITTED IN**  
29 **ACCORDANCE WITH SUBSECTION (D) OF THIS SECTION.**

1           **(F) A COMMON OWNERSHIP COMMUNITY THAT VIOLATES THIS SECTION IS**  
2 **SUBJECT TO A FINE OF \$200.**

3           SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
4 October 1, 2024.