

SENATE BILL 1146

N1, Q3

4lr3224
CF HB 1452

By: **Howard County Senators**

Introduced and read first time: February 10, 2024

Assigned to: Rules

A BILL ENTITLED

1 AN ACT concerning

2 **Columbia Association – Lease Requirements and Governing Documents**

3 **Ho. Co. 4–24**

4 FOR the purpose of requiring a written lease for certain residential or commercial real
5 property in Howard County to include information on the annual charge assessed by
6 the Columbia Association and a description of certain rights and privileges under
7 certain circumstances; requiring a landlord to provide a tenant with a copy of certain
8 covenants and governing documents under certain circumstances; and generally
9 relating to certain residential and commercial rental property leases in Howard
10 County.

11 BY adding to
12 Article – Real Property
13 Section 8–119
14 Annotated Code of Maryland
15 (2023 Replacement Volume)

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

18 **Article – Real Property**

19 **8–119.**

20 **(A) IN THIS SECTION, “ANNUAL CHARGE” MEANS THE CHARGE ASSESSED BY**
21 **THE COLUMBIA ASSOCIATION ON RESIDENTIAL OR COMMERCIAL REAL PROPERTY**
22 **IN HOWARD COUNTY THAT IS SUBJECT TO COLUMBIA ASSOCIATION COVENANTS.**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 **(B) THIS SECTION APPLIES ONLY TO LEASES FOR RESIDENTIAL AND**
2 **COMMERCIAL REAL PROPERTY IN HOWARD COUNTY THAT ARE SUBJECT TO**
3 **COLUMBIA ASSOCIATION COVENANTS.**

4 **(C) IF A LANDLORD REQUIRES A TENANT TO PAY ALL OR PART OF AN**
5 **ANNUAL CHARGE AS A PART OF THE RENT, THE LANDLORD SHALL USE A WRITTEN**
6 **LEASE THAT INCLUDES:**

7 **(1) NOTICE OF THE AMOUNT OF THE ANNUAL CHARGE THAT IS**
8 **INCLUDED IN THE RENT; AND**

9 **(2) A DESCRIPTION OF HOW THE ANNUAL CHARGE IS CALCULATED.**

10 **(D) A LANDLORD SHALL USE A WRITTEN LEASE THAT INCLUDES A**
11 **DESCRIPTION OF, OR INSTRUCTIONS ON WHERE TO FIND A DESCRIPTION OF, THE**
12 **RIGHTS AND PRIVILEGES AFFORDED TO:**

13 **(1) FOR A RESIDENTIAL LEASE, THE TENANT AS A RESIDENT OF REAL**
14 **PROPERTY THAT IS SUBJECT TO COLUMBIA ASSOCIATION COVENANTS AND**
15 **GOVERNING DOCUMENTS; OR**

16 **(2) FOR A COMMERCIAL LEASE, THE TENANT'S EMPLOYEES ASSIGNED**
17 **TO THE SITE THAT IS SUBJECT TO COLUMBIA ASSOCIATION COVENANTS AND**
18 **GOVERNING DOCUMENTS.**

19 **(E) (1) WHEN A TENANT SIGNS A LEASE, THE LANDLORD SHALL PROVIDE**
20 **THE TENANT WITH A COPY OF:**

21 **(I) THE COLUMBIA ASSOCIATION COVENANTS AND**
22 **GOVERNING DOCUMENTS; AND**

23 **(II) IF THE LEASE IS FOR RESIDENTIAL PROPERTY, THE**
24 **GOVERNING DOCUMENTS OF THE VILLAGE ASSOCIATION OR TOWN CENTER, AS**
25 **APPROPRIATE.**

26 **(2) A LANDLORD MAY SATISFY THE REQUIREMENT UNDER**
27 **PARAGRAPH (1) OF THIS SUBSECTION BY PROVIDING A PHYSICAL COPY, DIGITAL**
28 **COPY, OR PERMANENT LINK TO A DIGITAL COPY OF THE COVENANTS AND**
29 **GOVERNING DOCUMENTS.**

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