

HB0360/173925/1

BY: Environment and Transportation Committee

AMENDMENTS TO HOUSE BILL 360
(First Reading File Bill)

AMENDMENT NO. 1

On page 1, in line 2, strike “**Management**”; in line 3, strike “**Alternative Dispute Resolution**” and substitute “**Administrative Hearing Process**”; in line 5, after “purpose of” insert “altering the registration fee requirement for the Community Association Registry; permitting the County Executive to establish the registration fee; prohibiting a person or entity who fails to register from filing a dispute;”; in line 6, strike “management”; in lines 7 and 9, in each instance, strike “alternative dispute resolution” and substitute “the administrative hearing process”; after line 10, insert:

“BY adding to

Article - Corporations and Associations

Section 5-6B-26.2

Annotated Code of Maryland

(2014 Replacement Volume and 2024 Supplement)

BY adding to

Article - Real Property

Section 11-109.5 and 11B-112.4

Annotated Code of Maryland

(2023 Replacement Volume and 2024 Supplement)”;

in line 13, strike “14–131(a) and (e)” and substitute “14–131”; and strike in their entirety lines 16 through 20, inclusive.

AMENDMENT NO. 2

On page 1, after line 22, insert:

“Article – Corporations and Associations

5-6B-26.2.

A COOPERATIVE HOUSING CORPORATION IN PRINCE GEORGE’S COUNTY SHALL REGISTER WITH THE COMMUNITY ASSOCIATION REGISTRY AND PAY ANY FEES AS REQUIRED UNDER § 14-131 OF THE REAL PROPERTY ARTICLE.”;

and after line 23, insert:

“11-109.5.

A CONDOMINIUM IN PRINCE GEORGE’S COUNTY SHALL REGISTER WITH THE COMMUNITY ASSOCIATION REGISTRY AND PAY ANY FEES AS REQUIRED UNDER § 14-131 OF THIS ARTICLE.

11B-112.4.

A HOMEOWNERS ASSOCIATION IN PRINCE GEORGE’S COUNTY SHALL REGISTER WITH THE COMMUNITY ASSOCIATION REGISTRY AND PAY ANY FEES AS REQUIRED UNDER § 14-131 OF THIS ARTICLE.”.

On page 3, in line 1, strike “Managers”; in line 4, before “Any” insert “(1)”; after line 6, insert:

“(2) EACH COMMUNITY ASSOCIATION LOCATED IN THE COUNTY SHALL REGISTER WITH THE REGISTRY AND RENEW ITS REGISTRATION BY JANUARY 31 EACH YEAR.”;

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in line 10, after “The” insert “COUNTY EXECUTIVE SHALL ESTABLISH THE”; in the same line, after “charged” insert “, WHICH”; in the same line, strike “set at \$100” and substitute “IN AN AMOUNT SUFFICIENT TO FUND THE COST TO ESTABLISH AND ADMINISTER THE ADMINISTRATIVE HEARING PROCESS BY THE OFFICE.”

(II) THE FEE MAY INCLUDE:

1. A PER-UNIT CHARGE TO COMMUNITY ASSOCIATIONS TO RENEW REGISTRATION;

2. FEES FOR SERVICES RELATING TO THE ADMINISTRATIVE HEARING PROCESS THAT SEEK TO RECOVER THE ACTUAL COST OF THE SERVICES; AND

3. A PER-UNIT CHARGE TO DEVELOPERS WHEN THE DOCUMENTS FOR THE COMMUNITY ASSOCIATION ARE RECORDED”;

in line 11, strike “(II)” and substitute “(III)”; in line 12, strike “ALTERNATIVE DISPUTE RESOLUTION” and substitute “THE ADMINISTRATIVE HEARING PROCESS”; in line 14, after “OWNER” insert “, INCLUDING COSTS FOR ANY TECHNICAL ASSISTANCE PROVIDED BY THE OFFICE AND THE COMMISSION ON COMMON OWNERSHIP COMMUNITIES IN PRINCE GEORGE’S COUNTY”; and after line 14, insert:

“(f) The registration form shall include:

(1) The name, address, and telephone number of the entity providing community association management services IF APPLICABLE;

(2) The names, titles, and business telephone numbers of the principal officers of the entity;

(Over)

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(3) The designated contact person of the entity, including name, address, title, telephone number, and electronic mail address;

(4) The length of time the entity has been in existence and the length of time the entity has provided community association management services; and

(5) A listing of all community associations in the county as of December 31 of the previous year for which the entity provided community association management services.

(G) IN ADDITION TO THE ANNUAL REGISTRATION FEE ESTABLISHED UNDER THIS SECTION, THE GOVERNING BODY OF PRINCE GEORGE'S COUNTY MAY ESTABLISH THE FOLLOWING REASONABLE FEES IN AMOUNTS SUFFICIENT TO COVER COSTS IDENTIFIED IN SUBSECTION (E)(2)(III) OF THIS SECTION:

(1) FEES FOR SERVICES RELATING TO THE ADMINISTRATIVE HEARING PROCESS THAT SEEK TO RECOVER THE ACTUAL COST OF THE SERVICES;
AND

(2) A PER-UNIT CHARGE TO DEVELOPERS WHEN DOCUMENTS ARE RECORDED.

(H) THE GOVERNING BODY OF A COMMUNITY ASSOCIATION SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THIS SECTION.

[(g)] (I) The Office may make any information received under this section available to the public, subject to the provisions of the Maryland Public Information Act.

(J) A PERSON WHO FAILS TO REGISTER OR WHO MAKES A FALSE STATEMENT ON A REGISTRATION FORM MAY NOT FILE A DISPUTE UNDER THE

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**ADMINISTRATIVE HEARINGS PROCESS PROVIDED THROUGH THE COUNTY UNTIL
THE PERSON REGISTERS AS REQUIRED BY THIS SECTION.**

[(h)] (k) A person who commits a willful violation of this section or who causes a person to commit a willful violation of this section is guilty of a misdemeanor and on conviction is subject to a fine not exceeding \$1,000.”.