

HB0292/663328/1

BY: Senator West

AMENDMENTS TO HOUSE BILL 292
(Third Reading File Bill)

AMENDMENT NO. 1

On page 1, strike beginning with “**Cooperative**” in line 2 down through “**Associations**” in line 3 and substitute “**Common Ownership Communities**”; in line 3, strike “**and**” and substitute a comma; in the same line, after “**Plans**” insert “**, and Prohibitions**”; in line 8, after “year,” insert “prohibiting the governing body of a condominium or homeowners association from imposing certain fines, costs, and fees or taking certain actions under certain circumstances;”.

On page 2, after line 9, insert:

“BY adding to

Article - Real Property

Section 11–104.1 and 11B–102.1

Annotated Code of Maryland

(2023 Replacement Volume and 2024 Supplement)”.

AMENDMENT NO. 2

On page 9, after line 1, insert:

“11–104.1.

NOTWITHSTANDING ANY PROVISION IN THE DECLARATION, BYLAWS, OR RULES OR REGULATIONS OF THE CONDOMINIUM, A GOVERNING BODY MAY NOT IMPOSE A FINE, IMPOSE COSTS OR COUNSEL FEES, SUSPEND VOTING, OR INFRINGE ON ANY OTHER RIGHT OF A UNIT OWNER OR OCCUPANT FOR A VIOLATION OF CONDOMINIUM RULES OR A REQUEST FOR ARCHITECTURAL

REVIEW UNTIL APPLICABLE PROCEDURES ARE FOLLOWED IN ACCORDANCE WITH THIS SUBTITLE. .

On page 15, after line 11, insert:

“11B-102.1.

NOTWITHSTANDING ANY PROVISION IN THE DECLARATION, BYLAWS, OR RULES OR REGULATIONS OF THE HOMEOWNERS ASSOCIATION, A GOVERNING BODY MAY NOT IMPOSE A FINE, IMPOSE COSTS OR COUNSEL FEES, SUSPEND VOTING, OR INFRINGE ON ANY OTHER RIGHT OF A LOT OWNER OR OCCUPANT FOR A VIOLATION OF ASSOCIATION RULES OR A REQUEST FOR ARCHITECTURAL REVIEW UNTIL APPLICABLE PROCEDURES ARE FOLLOWED IN ACCORDANCE WITH THIS SUBTITLE. .