

HOUSE BILL 808

N1
HB 1452/24 – ENT

5lr0940
CF 5lr0942

By: **Howard County Delegation**

Introduced and read first time: January 29, 2025

Assigned to: Environment and Transportation

Committee Report: Favorable

House action: Adopted

Read second time: March 6, 2025

CHAPTER _____

1 AN ACT concerning

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

3 **Ho. Co. 14–25**

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 8–121
14 Annotated Code of Maryland
15 (2023 Replacement Volume and 2024 Supplement)

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 **8–121.**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



1 (A) IN THIS SECTION, "ANNUAL CHARGE" MEANS THE CHARGE ASSESSED BY
2 THE COLUMBIA ASSOCIATION ON RESIDENTIAL OR COMMERCIAL REAL PROPERTY
3 IN HOWARD COUNTY THAT IS SUBJECT TO COLUMBIA ASSOCIATION COVENANTS.

4 (B) THIS SECTION APPLIES ONLY TO LEASES FOR RESIDENTIAL AND
5 COMMERCIAL REAL PROPERTY IN HOWARD COUNTY THAT ARE SUBJECT TO
6 COLUMBIA ASSOCIATION COVENANTS.

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

10 (1) NOTICE OF THE AMOUNT OF THE ANNUAL CHARGE THAT IS
11 INCLUDED IN THE RENT; AND

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

13 (D) A LANDLORD SHALL USE A WRITTEN LEASE THAT INCLUDES A
14 DESCRIPTION OF, OR INSTRUCTIONS ON WHERE TO FIND A DESCRIPTION OF, THE
15 RIGHTS AND PRIVILEGES AFFORDED TO:

16 (1) FOR A RESIDENTIAL LEASE, THE TENANT AS A RESIDENT OF REAL
17 PROPERTY THAT IS SUBJECT TO COLUMBIA ASSOCIATION COVENANTS AND
18 GOVERNING DOCUMENTS; OR

19 (2) FOR A COMMERCIAL LEASE, THE TENANT'S EMPLOYEES ASSIGNED
20 TO THE SITE THAT IS SUBJECT TO COLUMBIA ASSOCIATION COVENANTS AND
21 GOVERNING DOCUMENTS.

22 (E) (1) WHEN A TENANT SIGNS A LEASE, THE LANDLORD SHALL PROVIDE
23 THE TENANT WITH A COPY OF:

24 (I) THE COLUMBIA ASSOCIATION COVENANTS AND
25 GOVERNING DOCUMENTS; AND

26 (II) IF THE LEASE IS FOR RESIDENTIAL PROPERTY, THE
27 GOVERNING DOCUMENTS OF THE VILLAGE ASSOCIATION OR TOWN CENTER, AS
28 APPROPRIATE.

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

1 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
2 October 1, 2025.

Approved:

Governor.

Speaker of the House of Delegates.

President of the Senate.