

# SENATE BILL 464

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51r0905  
CF 51r2587

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By: **Senator King**

Introduced and read first time: January 21, 2025

Assigned to: Judicial Proceedings

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## A BILL ENTITLED

1 AN ACT concerning

2 **Real Property – Condominiums – Assessments**

3 FOR the purpose of authorizing the board of directors of a condominium to increase the  
4 amount of assessments levied in a fiscal year to cover common expenses other than  
5 reserves by not more than a certain amount notwithstanding certain provisions of  
6 the declaration, articles of incorporation, or bylaws of the condominium; and  
7 generally relating to condominium assessments.

8 BY repealing and reenacting, with amendments,  
9 Article – Real Property  
10 Section 11–110(b)(1)  
11 Annotated Code of Maryland  
12 (2023 Replacement Volume and 2024 Supplement)

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

15 **Article – Real Property**

16 11–110.

17 (b) (1) (i) Funds for the payment of current common expenses and for the  
18 creation of reserves for the payment of future common expenses shall be obtained by  
19 assessments against the unit owners in proportion to their percentage interests in common  
20 expenses and common profits.

21 (ii) The board of directors of a residential condominium has the  
22 authority to **[increase]**:

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1                   **1. INCREASE** the assessment levied to cover the reserve  
2 funding amount required under § 11–109.4 of this title, notwithstanding any provision of  
3 the declaration, articles of incorporation, or bylaws restricting assessment increases or  
4 capping the assessment that may be levied in a fiscal year; **AND**

5                   **2. INCREASE THE TOTAL ASSESSMENTS LEVIED IN A**  
6 **FISCAL YEAR TO COVER COMMON EXPENSES OTHER THAN RESERVES BY NOT MORE**  
7 **THAN 5 PERCENT OF THE TOTAL ASSESSMENTS LEVIED FOR COMMON EXPENSES**  
8 **OTHER THAN RESERVES IN THE PREVIOUS FISCAL YEAR, NOTWITHSTANDING ANY**  
9 **PROVISION OF THE DECLARATION, ARTICLES OF INCORPORATION, OR BYLAWS**  
10 **REQUIRING THAT THE COUNCIL OF UNIT OWNERS APPROVE THE AMOUNT OF AN**  
11 **ANNUAL ASSESSMENT.**

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