

SENATE BILL 513

N1, L1, L3

5lr1904

By: ~~Senator Henson~~ Senators Henson, Charles, Love, Muse, Smith, Sydnor, and Waldstreicher

Introduced and read first time: January 23, 2025

Assigned to: Judicial Proceedings

Committee Report: Favorable with amendments

Senate action: Adopted

Read second time: February 7, 2025

CHAPTER _____

1 AN ACT concerning

2 **Real Property – Unlawfully Restrictive Covenant Modifications – County or**
3 **Municipality Notice Requirements**

4 FOR the purpose of altering certain notice requirements relating to the recordation of a
5 restrictive covenant modification to an unlawfully restrictive covenant by a county
6 or municipality; and generally relating to unlawfully restrictive covenants.

7 BY repealing and reenacting, without amendments,
8 Article – Real Property
9 Section 3–112(a)
10 Annotated Code of Maryland
11 (2023 Replacement Volume and 2024 Supplement)

12 BY repealing and reenacting, with amendments,
13 Article – Real Property
14 Section 3–112(c)
15 Annotated Code of Maryland
16 (2023 Replacement Volume and 2024 Supplement)

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

19 **Article – Real Property**

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 3-112.

2 (a) In this section, “unlawfully restrictive covenant” means any recorded covenant
3 or restriction that restricts ownership based on race, religious belief, or national origin.

4 (c) (1) A person may execute and record a restrictive covenant modification to
5 an unlawfully restrictive covenant in accordance with this section if the person:

6 (i) Holds an ownership interest in property that the person believes
7 is subject to the unlawfully restrictive covenant; or

8 (ii) Is a nonprofit entity that is required to enforce within a defined
9 residential neighborhood:

10 1. Covenants that limit architectural alterations,
11 renovations, landscaping elements, or other modifications to residential lots in the
12 neighborhood; and

13 2. The unlawfully restrictive covenant.

14 (2) (i) Subject to subparagraph (ii) of this paragraph, a county or
15 municipality may execute and record a restrictive covenant modification to an unlawfully
16 restrictive covenant in accordance with this section if:

17 1. The property that the county or municipality believes is
18 subject to an unlawfully restrictive covenant is within the boundaries of the county or
19 municipality; and

20 2. At least 30 days before executing and recording the
21 restrictive covenant modification, the county or municipality provides written notice in
22 accordance with subparagraph (iii) of this paragraph of the county’s or municipality’s intent
23 to execute and record the restrictive covenant modification to all persons with an ownership
24 interest in the property.

25 (ii) A person with an ownership interest in the property may decline
26 to have the restrictive covenant modification executed and recorded by the county or
27 municipality by notifying the county or municipality within 30 days after the date of notice.

28 (iii) Notice under subparagraph (i)2 of this paragraph shall:

29 1. **A.** ~~Be sent by first class mail; [and]~~

30 **B.** **BE PUBLISHED ONCE PER WEEK FOR 4 SUCCESSIVE**
31 **WEEKS IN ONE OR MORE NEWSPAPERS OF GENERAL CIRCULATION IN THE COUNTY**
32 **OR MUNICIPALITY WHERE THE PROPERTY IS LOCATED;**

1 ~~C. BE POSTED ON THE DOOR OF THE COURTHOUSE OR~~
2 ~~ON A BULLETIN BOARD IN THE IMMEDIATE VICINITY OF THE DOOR OF THE~~
3 ~~COURTHOUSE OF THE COUNTY OR MUNICIPALITY WHERE THE PROPERTY IS~~
4 ~~LOCATED; OR~~

5 ~~D. B. BE POSTED ON THE OFFICIAL WEBSITE OF THE~~
6 ~~COUNTY OR MUNICIPALITY WHERE THE PROPERTY IS LOCATED; AND~~

7 2. Provide information on how a person with an ownership
8 interest in the property may decline to have the restrictive covenant modification executed
9 and recorded by the county or municipality.

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

Approved:

Governor.

President of the Senate.

Speaker of the House of Delegates.