## **SENATE BILL 513**

N1, L1, L3 5lr1904

By: Senator Henson

Introduced and read first time: January 23, 2025

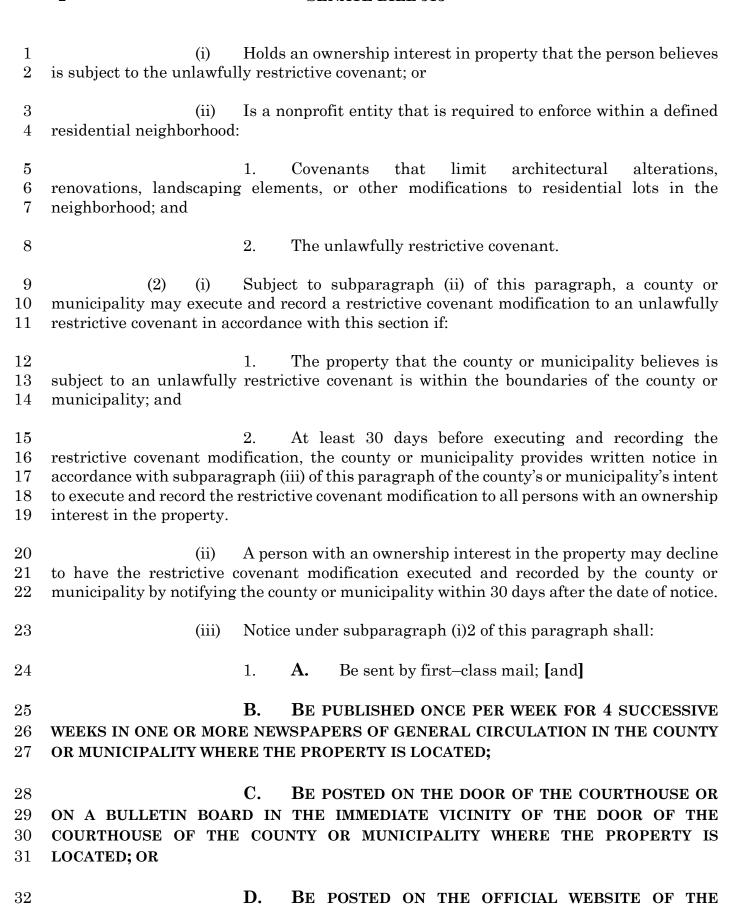
Assigned to: Judicial Proceedings

## A BILL ENTITLED

1	AN ACT concerning
2 3	Real Property – Unlawfully Restrictive Covenant Modifications – County or Municipality Notice Requirements
4 5 6	FOR the purpose of altering certain notice requirements relating to the recordation of a restrictive covenant modification to an unlawfully restrictive covenant by a county or municipality; and generally relating to unlawfully restrictive covenants.
7 8 9 10 11	BY repealing and reenacting, without amendments, Article – Real Property Section 3–112(a) Annotated Code of Maryland (2023 Replacement Volume and 2024 Supplement)
12 13 14 15 16	BY repealing and reenacting, with amendments, Article – Real Property Section 3–112(c) Annotated Code of Maryland (2023 Replacement Volume and 2024 Supplement)
17 18	SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND. That the Laws of Maryland read as follows:
19	Article - Real Property
20	3–112.
$\begin{array}{c} 21 \\ 22 \end{array}$	(a) In this section, "unlawfully restrictive covenant" means any recorded covenant or restriction that restricts ownership based on race, religious belief, or national origin.
23 24	(c) (1) A person may execute and record a restrictive covenant modification to an unlawfully restrictive covenant in accordance with this section if the person:



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COUNTY OR MUNICIPALITY WHERE THE PROPERTY IS LOCATED; AND

- Provide information on how a person with an ownership interest in the property may decline to have the restrictive covenant modification executed and recorded by the county or municipality.
- SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect 5 October 1, 2025.