

# SENATE BILL 682

M3, L2

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CF 6lr3218

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By: **Anne Arundel County Senators**

Introduced and read first time: February 6, 2026

Assigned to: Education, Energy, and the Environment

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## A BILL ENTITLED

1 AN ACT concerning

2 **Anne Arundel County – Community Sewerage Systems – Homeowners  
3 Association Control**

4 FOR the purpose of authorizing a homeowners association in Anne Arundel County to  
5 manage, operate, and maintain a shared facility or community sewerage system as  
6 a controlling authority if certain conditions are met; requiring the Maryland  
7 Environmental Service to take charge of and operate the shared facility or  
8 community sewerage system under certain circumstances; and generally relating to  
9 shared facilities and community sewerage systems in Anne Arundel County.

10 BY repealing and reenacting, with amendments,  
11 Article – Environment  
12 Section 9–1110  
13 Annotated Code of Maryland  
14 (2014 Replacement Volume and 2025 Supplement)

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

17 **Article – Environment**

18 9–1110.

19 (a) (1) In this section the following words have the meanings indicated.

20 (2) “Community sewerage system” means a publicly or privately owned  
21 sewerage system that serves at least two lots.

22 (3) “Controlling authority” means a unit of government, a body public and  
23 corporate, or an intercounty agency authorized by the State, a county, or a municipal

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 corporation to provide for the management, operation, and maintenance of a community  
2 sewerage system, shared facility, or multiuse sewerage system.

3 (4) "Shared facility" means a sewerage system that:

4 (i) Serves more than one:

5 1. Lot and is owned in common by the users;

6 2. Condominium unit and is owned in common by the users  
7 or by a condominium association;

8 3. User and is located on individual lots owned by the users;  
9 or

10 4. User on one lot and is owned in common by the users;

11 (ii) Is located wholly or partly on any of the common elements of a  
12 condominium; or

13 (iii) Serves a housing cooperative or other multiple ownership  
14 cooperative.

15 (b) This section may not be construed as requiring a local jurisdiction to:

16 (1) Be a controlling authority; or

17 (2) Authorize or allow the use of a shared facility or a community sewerage  
18 system within the local jurisdiction.

19 (c) A shared facility or community sewerage system may be approved only if the  
20 system:

21 (1) Is managed, operated, and maintained by:

22 (i) A controlling authority; or

23 (ii) A third party under contract with the controlling authority; and

24 (2) Discharges:

25 (i) To the surface waters of the State in accordance with a permit  
26 issued under § 9-323 of this title;

27 (ii) By way of land application under a nutrient management plan  
28 required under § 8-803.1 of the Agriculture Article that assures 100% of the nitrogen and  
29 phosphorus in the applied effluent will be taken up by vegetation; or

(iii) By way of an on-site sewerage system.

(D) (1) THIS SUBSECTION APPLIES ONLY IN ANNE ARUNDEL COUNTY.

**(I) THE SHARED FACILITY OR COMMUNITY SEWERAGE SYSTEM**

## 7 WAS IN:

## 1. OPERATION BEFORE JANUARY 1, 2026; AND

## 2. FULL OPERATIONAL COMPLIANCE FOR AT LEAST 6

10 MONTHS BEFORE THE HOMEOWNERS ASSOCIATION BECAME THE CONTROLLING  
11 AUTHORITY;

## (II) THE HOMEOWNERS ASSOCIATION:

## 1. CHARGES A MANDATORY USER ASSESSMENT FOR

(III) ANNE ARUNDEL COUNTY, THE DEPARTMENT, AND THE ASSOCIATION APPROVE THE TRANSFER OF RESPONSIBILITY TO THE ASSOCIATION AS A CONTROLLING AUTHORITY.

1. IS UNABLE TO FULFILL THE OBLIGATIONS OF A  
CITY; AND

2. FAILS TO COMPLY WITH AN ORDER BY THE DIRECTOR TO CORRECT ANY OPERATIONAL DEFICIENCIES IN THE SHARED PROPERTY SEWERAGE SYSTEM.

7 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July  
8 1, 2026.