



HB0553/873026/1

AMENDMENTS
PREPARED
BY THE
DEPT. OF LEGISLATIVE
SERVICES

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BY: Delegate Arentz

(To be offered in the Environment and Transportation Committee)

AMENDMENTS TO HOUSE BILL 553

(First Reading File Bill)

AMENDMENT NO. 1

On page 1, in line 2, after “**Condominiums –**” insert “**Declarations and**”; in line 3, after the first “of” insert “exempting certain condominium units from a requirement to include certain information in a declaration;”; and in line 9, after “Section” insert “11-103(a)(4) and”.

AMENDMENT NO. 2

On page 1, after line 14, insert:

“11-103.

(a) The declaration shall express at least the following particulars:

(4) (i) A general description of the common elements together with a designation of those portions of the common elements that are limited common elements and the unit to which the use of each is restricted initially.

(ii) 1. A. This subparagraph applies to any condominium for which a declaration, bylaws, and plat are recorded in the land records of the county where the property is located on or after October 1, 2010.

B. This subparagraph does not apply to a condominium that is occupied and used solely for nonresidential purposes OR A DETACHED CONDOMINIUM UNIT.

2. The description of the common elements shall include the following improvements to the extent that the improvements are shared by or serve more than one unit or serve any portion of the common elements:

(Over)

- A. Roofs;
- B. Foundations;
- C. External and supporting walls;
- D. Mechanical, electrical, and plumbing systems; and
- E. Other structural elements.

3. With the exception of corrective amendments necessary to comply with subparagraph 2 of this subparagraph, the description and designation of the common elements required under subparagraph 2 of this subparagraph may not be amended until after the date on which the unit owners, other than the developer and its affiliates, first elect a controlling majority of the members of the board of directors for the council of unit owners.”