



THE PRINCE GEORGE'S COUNTY GOVERNMENT

(301) 952-3700
County Council

POSITION STATEMENT

HB 434
Delegate Charles

Maryland Condominium Act – Amendments to the
Declaration

POSITION:

SUPPORT

HB 434 – Maryland Condominium Act – Amendments to the Declaration – For the purpose reducing the percentage of unit owners listed on the current roster of a condominium needed to consent to an amendment of a condominium's declaration. This bill would take effect October 1, 2023.

House Bill 434 reduces the threshold from 80% to 60% for unit owners listed on the current roster of a condominium that are needed to amend a condominium's declaration. The Prince George's County Council appreciates the sponsor's introduction of this legislation and supports it. The Council recognizes that obtaining 80% agreement on anything is quite onerous, and that by reducing the percentage to just over half, this will make it reasonable for condominium residents to change a declaration within a condominium's bylaws when issues arise. We understand that the impetus for this legislation came about based on concerns surrounding how condominiums allocate water and electric bills— based not on square footage or number of household members, but evenly among the residents. The Council shares those concerns, and by enacting HB 434, it will reduce the burden placed on owners to change unfair practices and policies.

For the foregoing reasons, the Prince George's County Council **SUPPORTS** HB 434 and respectfully requests the Committee's favorable consideration of its position.

Prepared by: Evans & Associates
On behalf of Prince George's County Council