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THE SENATE OF MARYLAND
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**Senate Bill 513
Real Property - Unlawfully Restrictive Covenant Modifications
County or Municipality Notice Requirements
March 20, 2025**

Chair Korman, Vice Chair Boyce and Committee Members

Thank you for the opportunity to provide important details regarding SB 513 - Real Property - Unlawfully Restrictive Covenant Modifications - County or Municipality Notice Requirements

For the record, I am Senator Shaneka Henson from the 30th Legislative District of Anne Arundel County, MD.

While the request for this bill originates from the Mayor of Takoma Park – its applicability is statewide -- and is intended to address an existing issue within a municipalities current requirement to send a “written notice of intent to execute and record the restrictive covenant modifications by first class mail, to all persons with an ownership interest in the property.” Many municipalities within Maryland find this current practice is challenging and costly to do.

The modification in SB 513, adds content in Section 3-112-C-2 (iii) that enables municipalities to strengthen their notification options. These actions include posting a public notice (i) in a newspaper or municipal newsletter, which provides for a more general circulation to the public within the municipality, (ii) on the door of the courthouse or available bulletin board, and (iii) on the official website of the municipality.

This Bill is also supported by the County Clerks Association and the Honorable Talisha Searcy, Mayor of Takoma Park, MD.

In closing, I respectfully urge a FAVORABLE report for SB 513 to strengthen the public notification process for restrictive covenants.