

HOUSE BILL 1187

C9, N1

4lr3391

By: **Delegate McComas**

Introduced and read first time: February 8, 2024

Assigned to: Environment and Transportation

A BILL ENTITLED

1 AN ACT concerning

2 **Reserve Funding Assistance Program – Establishment**

3 FOR the purpose of establishing the Reserve Funding Assistance Program to provide funds
4 to certain residents of common ownership communities in order to assist with the
5 payment of increased assessments as a result of certain reserve studies; and
6 generally relating to the Reserve Funding Assistance Program.

7 BY adding to

8 Article – Housing and Community Development

9 Section 2–304

10 Annotated Code of Maryland

11 (2019 Replacement Volume and 2023 Supplement)

12 BY repealing and reenacting, with amendments,

13 Article – Real Property

14 Section 11–110

15 Annotated Code of Maryland

16 (2023 Replacement Volume)

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

19 **Article – Housing and Community Development**

20 **2–304.**

21 **(A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS**
22 **INDICATED.**

23 **(2) “COMMON OWNERSHIP COMMUNITY” MEANS:**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 (I) A CONDOMINIUM, AS DEFINED IN § 11-101 OF THE REAL
2 PROPERTY ARTICLE;

3 (II) A COOPERATIVE HOUSING CORPORATION, AS DEFINED IN §
4 5-6B-01 OF THE CORPORATIONS AND ASSOCIATIONS ARTICLE; OR

5 (III) A HOMEOWNERS ASSOCIATION, AS DEFINED IN § 11B-101
6 OF THE REAL PROPERTY ARTICLE.

7 (3) "PROGRAM" MEANS THE RESERVE FUNDING ASSISTANCE
8 PROGRAM.

9 (B) THERE IS A RESERVE FUNDING ASSISTANCE PROGRAM.

10 (C) THE PURPOSE OF THE PROGRAM IS TO PROVIDE FUNDS TO ELIGIBLE
11 RESIDENTS OF COMMON OWNERSHIP COMMUNITIES IN ORDER TO ASSIST WITH THE
12 PAYMENT OF INCREASED ASSESSMENTS BASED ON RESERVE STUDIES REQUIRED
13 UNDER § 5-6B-26.1 OF THE CORPORATIONS AND ASSOCIATIONS ARTICLE AND §§
14 11-109.4 AND 11B-112.3 OF THE REAL PROPERTY ARTICLE.

15 (D) THE DEPARTMENT SHALL ADMINISTER THE PROGRAM.

16 (E) A RESIDENT OF A COMMON OWNERSHIP COMMUNITY MAY APPLY FOR
17 THE PROGRAM IF THE RESIDENT:

18 (1) HAS A DISABILITY, AS DEFINED IN § 11-102.1 OF THE REAL
19 PROPERTY ARTICLE;

20 (2) IS AT LEAST 62 YEARS OLD; OR

21 (3) IS UNABLE TO WORK DUE TO AN INJURY OR MEDICAL CONDITION.

22 (F) FOR FISCAL YEAR 2026 AND EACH FISCAL YEAR THEREAFTER, THE
23 GOVERNOR SHALL INCLUDE IN THE ANNUAL BUDGET BILL AN APPROPRIATION OF
24 \$10,000,000 TO THE PROGRAM.

25 (G) THE DEPARTMENT SHALL ADOPT REGULATIONS TO IMPLEMENT THIS
26 SECTION, INCLUDING REGULATIONS ESTABLISHING:

27 (1) APPLICATION PROCEDURES FOR ELIGIBLE APPLICANTS; AND

1 **(2) STANDARDS FOR EVALUATING APPLICATIONS AND PROVIDING**
2 **FUNDS TO RESIDENTS UNDER THE PROGRAM.**

3 **Article – Real Property**

4 11–110.

5 (a) All common profits shall be disbursed to the unit owners, be credited to their
6 assessments for common expenses in proportion to their percentage interests in common
7 profits and common expenses, or be used for any other purpose as the council of unit owners
8 decides.

9 (b) (1) (i) Funds for the payment of current common expenses and for the
10 creation of reserves for the payment of future common expenses shall be obtained by
11 assessments against the unit owners in proportion to their percentage interests in common
12 expenses and common profits.

13 (ii) The board of directors of a residential condominium has the
14 authority to increase the assessment levied to cover the reserve funding amount required
15 under § 11–109.4 of this title, notwithstanding any provision of the declaration, articles of
16 incorporation, or bylaws restricting assessment increases or capping the assessment that
17 may be levied in a fiscal year.

18 (2) (i) Where provided in the declaration or the bylaws, charges for
19 utility services may be assessed and collected on the basis of usage rather than on the basis
20 of percentage interests.

21 (ii) If provided by the declaration, assessments for expenses related
22 to maintenance of the limited common elements may be charged to the unit owner or
23 owners who are given the exclusive right to use the limited common elements.

24 (iii) Assessments for charges under this paragraph may be enforced
25 in the same manner as assessments for common expenses.

26 (c) A unit owner shall be liable for all assessments, or installments thereof,
27 coming due while he is the owner of a unit. In a voluntary grant the grantee shall be jointly
28 and severally liable with the grantor for all unpaid assessments against the grantor for his
29 share of the common expenses up to the time of the voluntary grant for which a statement
30 of lien is recorded, without prejudice to the rights of the grantee to recover from the grantor
31 the amounts paid by the grantee for such assessments. Liability for assessments may not
32 be avoided by waiver of the use or enjoyment of any common element or by abandonment
33 of the unit for which the assessments are made.

34 (d) (1) Payment of assessments, together with interest, late charges, if any,
35 costs of collection and reasonable attorney's fees may be enforced by the imposition of a lien
36 on a unit in accordance with the provisions of the Maryland Contract Lien Act.

1 (2) Suit for any deficiency following foreclosure may be maintained in the
2 same proceeding, and suit to recover any money judgment for unpaid assessments may also
3 be maintained in the same proceeding, without waiving the right to seek to impose a lien
4 under the Maryland Contract Lien Act.

5 (e) (1) Any assessment, or installment thereof, not paid when due shall bear
6 interest, at the option of the council of unit owners, from the date when due until paid at
7 the rate provided in the bylaws, not exceeding [18 percent] **10%** per [annum] **YEAR**, and if
8 no rate is provided, then at [18 percent] **10%** per [annum] **YEAR**.

9 (2) The bylaws also may provide for a late charge of \$15 or one tenth of the
10 total amount of any delinquent assessment or installment, whichever is greater, provided
11 the charge may not be imposed more than once for the same delinquent payment and may
12 only be imposed if the delinquency has continued for at least 15 calendar days.

13 (3) If the declaration or bylaws provide for an annual assessment payable
14 in regular installments, the declaration or bylaws may further provide that if a unit owner
15 fails to pay an installment when due, the council of unit owners may demand payment of
16 the remaining annual assessment coming due within that fiscal year. A demand by the
17 council is not enforceable unless the council, within 15 days of a unit owner's failure to pay
18 an installment, notifies the unit owner that if the unit owner fails to pay the monthly
19 installment within 15 days of the notice, full payment of the remaining annual assessment
20 will then be due and shall constitute a lien on the unit as provided in this section.

21 (f) (1) This subsection does not limit or affect the priority of any lien, secured
22 interest, or other encumbrance with priority that is held by or for the benefit of, purchased
23 by, assigned to, or securing any indebtedness to:

24 (i) The State or any county or municipal corporation in the State;

25 (ii) Any unit of State government or the government of any county
26 or municipal corporation in the State; or

27 (iii) An instrumentality of the State or any county or municipal
28 corporation in the State.

29 (2) In the case of a foreclosure of a mortgage or deed of trust on a unit in a
30 condominium, a portion of the condominium's liens on the unit, as prescribed in paragraph
31 (3) of this subsection, shall have priority over a claim of the holder of a first mortgage or a
32 first deed of trust that is recorded against the unit on or after October 1, 2011.

33 (3) The portion of the condominium's liens that has priority under
34 paragraph (2) of this subsection:

35 (i) Shall consist solely of not more than 4 months, or the equivalent
36 of 4 months, of unpaid regular assessments for common expenses that are levied by the

1 condominium in accordance with the requirements of the declaration or bylaws of the
2 condominium;

3 (ii) May not include:

4 1. Interest;

5 2. Costs of collection;

6 3. Late charges;

7 4. Fines;

8 5. Attorney's fees;

9 6. Special assessments; or

10 7. Any other costs or sums due under the declaration or
11 bylaws of the condominium or as provided under any contract, law, or court order; and

12 (iii) May not exceed a maximum of \$1,200.

13 (4) (i) Subject to subparagraph (ii) of this paragraph, at the request of
14 the holder of a first mortgage or first deed of trust on a unit in a condominium, the
15 governing body shall provide to the holder written information about the portion of any lien
16 filed under the Maryland Contract Lien Act that has priority as prescribed under
17 paragraph (3) of this subsection, including information that is sufficient to allow the holder
18 to determine the basis for the portion of the lien that has priority.

19 (ii) At the time of making a request under subparagraph (i) of this
20 paragraph, the holder shall provide the governing body of the condominium with the
21 written contact information of the holder.

22 (iii) If the governing body of the condominium fails to provide written
23 information to the holder under subparagraph (i) of this paragraph within 30 days after
24 the filing of the statement of lien among the land records of each county in which the
25 condominium is located, the portion of the condominium's liens does not have priority as
26 prescribed under paragraph (2) of this subsection.

27 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
28 October 1, 2024.