

HOUSE BILL 960

N1

2lr2403
CF SB 686

By: **Delegate Niemann**

Introduced and read first time: February 10, 2012

Assigned to: Environmental Matters

A BILL ENTITLED

1 AN ACT concerning

2 **Real Property – Condominiums – Delinquency in Payments – Utility Service**

3 FOR the purpose of authorizing a council of unit owners to petition the District Court
4 to take a certain action against a unit owner who is delinquent in payments to
5 the council of unit owners from which bills for utility service are paid by the
6 council of unit owners under certain circumstances; defining a certain term; and
7 generally relating to delinquency in payments and utility service in
8 condominiums.

9 BY adding to

10 Article – Real Property

11 Section 11–108.2

12 Annotated Code of Maryland

13 (2010 Replacement Volume and 2011 Supplement)

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

16 **Article – Real Property**

17 **11–108.2.**

18 (A) IN THIS SECTION, “UTILITY SERVICE” MEANS WATER, ELECTRICITY,
19 GAS, OR OIL SERVICE.

20 (B) THIS SECTION APPLIES ONLY TO A COUNCIL OF UNIT OWNERS THAT
21 IS RESPONSIBLE FOR PAYING BILLS FOR UTILITY SERVICE ON BEHALF OF ALL
22 THE UNITS OF A CONDOMINIUM.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 **(C) IF A UNIT OWNER IS 90 DAYS OR MORE DELINQUENT IN PAYMENTS**
2 **TO THE COUNCIL OF UNIT OWNERS FROM WHICH BILLS FOR UTILITY SERVICE**
3 **ARE PAID BY THE COUNCIL OF UNIT OWNERS, THE COUNCIL OF UNIT OWNERS**
4 **MAY PETITION THE DISTRICT COURT TO TURN OFF UTILITY SERVICE TO THE**
5 **UNIT.**

6 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
7 October 1, 2012.