

# SENATE BILL 211

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11r1056  
CF HB 100

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By: **Senators Kelley and Stone**

Introduced and read first time: January 27, 2011

Assigned to: Judicial Proceedings

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Committee Report: Favorable with amendments

Senate action: Adopted

Read second time: March 8, 2011

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## CHAPTER \_\_\_\_\_

1 AN ACT concerning

2 **Real Property – Condominiums and Homeowners Associations – Foreclosure**  
3 **of Certain Liens Prohibited**

4 FOR the purpose of prohibiting a council of condominium unit owners or a  
5 homeowners association from foreclosing certain liens if the damages secured by  
6 the lien consist only of certain fines or attorney's fees; requiring a council of unit  
7 owners and a homeowners association to apply a certain payment to a unit or  
8 lot owner's account in a certain order of priority; and generally relating to  
9 collection of certain fines, fees, and assessments by condominium councils of  
10 unit owners and homeowners associations.

11 BY repealing and reenacting, without amendments,  
12 Article – Real Property  
13 Section 11–110(d)  
14 Annotated Code of Maryland  
15 (2010 Replacement Volume and 2010 Supplement)

16 BY repealing and reenacting, with amendments,  
17 Article – Real Property  
18 Section 11–110(e), 11B–112.1, and 14–204(a)  
19 Annotated Code of Maryland  
20 (2010 Replacement Volume and 2010 Supplement)

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

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### EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike-out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



1 **Article – Real Property**

2 11–110.

3 (d) Payment of assessments, together with interest, late charges, if any, costs  
 4 of collection and reasonable attorney’s fees may be enforced by the imposition of a lien  
 5 on a unit in accordance with the provisions of the Maryland Contract Lien Act. Suit for  
 6 any deficiency following foreclosure may be maintained in the same proceeding, and  
 7 suit to recover any money judgment for unpaid assessments may also be maintained in  
 8 the same proceeding, without waiving the right to seek to impose a lien under the  
 9 Maryland Contract Lien Act.

10 (e) (1) Any assessment, or installment thereof, not paid when due shall  
 11 bear interest, at the option of the council of unit owners, from the date when due until  
 12 paid at the rate provided in the bylaws, not exceeding 18 percent per annum, and if no  
 13 rate is provided, then at 18 percent per annum.

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

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

28 (4) ~~UNLESS~~ **UNLESS NOTWITHSTANDING THE DECLARATION OR BYLAWS,**  
 29 **UNLESS OTHERWISE PROVIDED IN WRITING BY THE UNIT OWNER, A PAYMENT**  
 30 **RECEIVED BY A COUNCIL OF UNIT OWNERS FROM A UNIT OWNER SHALL BE**  
 31 **APPLIED TO THE UNIT OWNER’S ACCOUNT IN THE FOLLOWING ORDER OF**  
 32 **PRIORITY:**

33 (I) **ANY DELINQUENT ASSESSMENT;**

34 (II) **ANY CURRENT ASSESSMENT;**

35 (III) **ANY INTEREST AND LATE CHARGES;**

1                    (IV) ANY FINES IMPOSED BY THE COUNCIL OF UNIT OWNERS;  
 2 AND

3                    ~~(IV)~~ (V) ANY ATTORNEY'S FEES INCURRED BY THE  
 4 COUNCIL OF UNIT OWNERS RELATED ONLY TO RECOVERING FINES IMPOSED BY  
 5 THE COUNCIL OF UNIT OWNERS.

6 11B-112.1.

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

12            (B) ~~UNLESS~~ NOTWITHSTANDING THE DECLARATION OR BYLAWS,  
 13 UNLESS OTHERWISE PROVIDED IN WRITING BY THE LOT OWNER, A PAYMENT  
 14 RECEIVED BY A HOMEOWNERS ASSOCIATION FROM A LOT OWNER SHALL BE  
 15 APPLIED TO THE LOT OWNER'S ACCOUNT IN THE FOLLOWING ORDER OF  
 16 PRIORITY:

17                    (1) ANY DELINQUENT ASSESSMENT;

18                    (2) ANY CURRENT ASSESSMENT;

19                    (3) ANY LATE CHARGES;

20                    (4) ANY FINES IMPOSED BY THE HOMEOWNERS ASSOCIATION;

21 AND

22                    ~~(4)~~ (5) ANY ATTORNEY'S FEES INCURRED BY THE  
 23 HOMEOWNERS ASSOCIATION RELATED ONLY TO RECOVERING FINES IMPOSED  
 24 BY THE HOMEOWNERS ASSOCIATION.

25 14-204.

26            (a) (1) [A] EXCEPT AS PROVIDED IN PARAGRAPH (2) OF THIS  
 27 SUBSECTION, A lien may be enforced and foreclosed by the party who obtained the  
 28 lien in the same manner, and subject to the same requirements, as the foreclosure of  
 29 mortgages or deeds of trust on property in this State containing a power of sale or an  
 30 assent to a decree.

31                    (2) A COUNCIL OF UNIT OWNERS OR A HOMEOWNERS  
 32 ASSOCIATION MAY NOT FORECLOSE A LIEN AGAINST A UNIT OWNER OR A LOT  
 33 OWNER IF THE DAMAGES SECURED BY THE LIEN CONSIST ONLY OF:

1                   **(I) FINES IMPOSED BY THE COUNCIL OF UNIT OWNERS OR**  
2 **HOMEOWNERS ASSOCIATION; OR**

3                   **(II) ATTORNEY’S FEES INCURRED BY THE COUNCIL OF UNIT**  
4 **OWNERS OR HOMEOWNERS ASSOCIATION RELATED ONLY TO RECOVERING**  
5 **FINES IMPOSED BY THE COUNCIL OF UNIT OWNERS OR HOMEOWNERS**  
6 **ASSOCIATION.**

7           SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
8 October 1, 2011.

Approved:

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Governor.

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President of the Senate.

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Speaker of the House of Delegates.