

CITIZEN-DRAFTED BILL AH-406

Requested: August 24, 2024

Suggested assignment to: Environment and Transportation

AN ACT concerning

Homeowners Associations – Membership

FOR the purpose of clarifying that lot owners are members of the homeowners association since they are liable for assessments and subject to liens under Section 11B-117

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.

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

Article – Real Property

11B-117.1 COMPOSITION; MEMBERS

- (a) THE HOMEOWNERS ASSOCIATION VOTING MEMBERS SHALL BE AT LEAST COMPRISED OF ALL LOT OWNERS.
- (b) ANY PERSON LIABLE FOR ASSESSMENTS AND SUBJECT TO LIENS SHALL BE ENTITLED TO THE RIGHTS OF MEMBERS.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2025.