

CITIZEN-DRAFTED BILL TA-407

Requested: August 24, 2024

Suggested assignment to: Environment and Transportation

AN ACT concerning

Common Ownership – Blueprints and Pipe Schematics

FOR the purpose of preserving pipe location documents as described in §11-132 and which are otherwise commonly purged from county records or lost by the council of unit owners or management transitions, and without which there is significant waste and destruction searching inefficiently for pipe pathways

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

11-105

(b) The condominium plat may consist of one or more sheets and shall contain at least the following particulars:

...

(5) BLUEPRINTS, PIPE SCHEMATICS, AND OTHER SUITABLE DOCUMENTS UNDER §11-132 OF THIS TITLE SETTING FORTH THE NECESSARY INFORMATION FOR LOCATION, MAINTENANCE, AND REPAIR OF PIPES AND ALL OTHER CONDOMINIUM FACILITIES

11-126

(b) The public offering statement required by subsection (a) of this section shall be sufficient for the purposes of this section if it contains at least the following:

...

(19) BLUEPRINTS, PIPE SCHEMATICS, AND OTHER SUITABLE DOCUMENTS UNDER §11-132 OF THIS TITLE SETTING FORTH THE NECESSARY INFORMATION FOR LOCATION, MAINTENANCE, AND REPAIR OF PIPES AND ALL OTHER CONDOMINIUM FACILITIES

(a) (4) A certificate containing:

...

(xii) THE NAMES AND CONTACT INFORMATION FOR LONG-TERM CUSTODIANS, COMPRISED OF ANY COMBINATION OF MANAGERS, BOARD MEMBERS, DEVELOPERS, CLERKS, HOMEOWNERS, CONTRACTORS, OR PLUMBERS, WITH VERIFIED POSSESSION OR CONTROL OF DRAWINGS, ARCHITECTURAL PLANS, BLUEPRINTS, PIPE SCHEMATICS, AND OTHER SUITABLE DOCUMENTS SETTING FORTH THE NECESSARY INFORMATION FOR LOCATION, MAINTENANCE, AND REPAIR OF PIPES AND ALL OTHER CONDOMINIUM FACILITIES, OR A STATEMENT THAT THE INFORMATION IS LOST OR DESTROYED

...

(g)(1) A notice given as required by subsection (a) of this section shall be sufficient for the purposes of this section if it is in substantially the following form:

...

(iv) A certificate containing:

...

14. THE NAMES AND CONTACT INFORMATION FOR LONG-TERM CUSTODIANS, COMPRISED OF ANY COMBINATION OF MANAGERS, BOARD MEMBERS, DEVELOPERS, CLERKS, HOMEOWNERS, CONTRACTORS, OR PLUMBERS, WITH VERIFIED POSSESSION OR CONTROL OF DRAWINGS, ARCHITECTURAL PLANS, BLUEPRINTS, PIPE SCHEMATICS, AND OTHER SUITABLE DOCUMENTS SETTING FORTH THE NECESSARY INFORMATION FOR LOCATION, MAINTENANCE, AND REPAIR OF PIPES AND ALL OTHER CONDOMINIUM FACILITIES, OR A STATEMENT THAT THE INFORMATION IS LOST OR DESTROYED

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