

SENATE BILL 71

N1

(PRE-FILED)

5lr1650
CF 5lr1647

By: **Senator Sydnor**

Requested: November 1, 2024

Introduced and read first time: January 8, 2025

Assigned to: Judicial Proceedings

A BILL ENTITLED

1 AN ACT concerning

2 **Task Force on Common Ownership Communities**

3 FOR the purpose of establishing the Task Force on Common Ownership Communities;
4 requiring the Task Force to submit a report of findings and recommendations; and
5 generally relating to the Task Force on Common Ownership Communities.

6 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
7 That:

8 (a) In this section, “common ownership community” means:

9 (1) a condominium, as defined in § 11–101 of the Real Property Article;

10 (2) a cooperative housing corporation, as defined in § 5–6B–01 of the
11 Corporations and Associations Article; or

12 (3) a homeowners association, as defined in § 11B–101 of the Real Property
13 Article.

14 (b) There is a Task Force on Common Ownership Communities.

15 (c) The Task Force consists of the following members:

16 (1) two members of the Senate of Maryland, appointed by the President of
17 the Senate;

18 (2) two members of the House of Delegates, appointed by the Speaker of
19 the House;

20 (3) the Secretary of Housing and Community Development, or the

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 Secretary's designee;

2 (4) the Secretary of Labor, or the Secretary's designee;

3 (5) one representative of the Consumer Protection Division in the Office of
4 the Attorney General;

5 (6) one representative from the field of alternative dispute resolution,
6 appointed by the Chief Justice of the Supreme Court of Maryland;

7 (7) two representatives of the general public, appointed by the President of
8 the Senate:

9 (i) one of whom is a member of a board of directors of a large
10 common ownership community; and

11 (ii) one of whom is a member of a board of directors of a
12 medium-sized or small common ownership community;

13 (8) two representatives of the general public, appointed by the Speaker of
14 the House:

15 (i) one of whom is a member of a board of directors of a large
16 common ownership community; and

17 (ii) one of whom is a member of a board of directors of a
18 medium-sized or small common ownership community; and

19 (9) seven representatives of the general public, appointed by the Governor:

20 (i) one of whom owns a home or dwelling unit in a common
21 ownership community;

22 (ii) one of whom is not a member of a board of directors of a common
23 ownership community;

24 (iii) one of whom is an attorney with experience representing
25 common ownership communities;

26 (iv) one of whom is an insurance agent or broker with experience
27 serving common ownership communities;

28 (v) one of whom is a certified public accountant with experience
29 serving common ownership communities;

30 (vi) one of whom is a manager of a common ownership community;
31 and

(vii) one of whom is a representative of the Maryland State Builders Association.

(d) The Task Force shall elect a chair from among its members.

(e) The Office of the Attorney General shall provide staff for the Task Force.

(f) A member of the Task Force:

(1) may not receive compensation as a member of the Task Force; but

(2) is entitled to reimbursement for expenses under the Standard State Travel Regulations, as provided in the State budget.

(g) The Task Force shall study:

(1) the education and training needs of common ownership community boards and new and prospective owners of homes and dwelling units in common ownership communities, including:

(i) creation and dissemination of information on the best practices for common ownership community governing boards; and

(ii) options for providing classes and brochures through a State agency or an institution regulated by the Maryland Higher Education Commission on:

1. the responsibilities of members of common ownership community governing boards; and

2. the obligations and rights of owners of homes and dwelling units in common ownership communities;

(2) the feasibility of establishing statewide alternative dispute resolution services for common ownership communities, including:

(i) providing resources to the Office of the Attorney General for enforcement of laws related to common ownership communities; and

(ii) offering assistance and guidance to owners of homes and dwelling units in common ownership communities prior to litigation;

(3) the advisability of creating a permanent State Commission on Common Ownership Communities;

(4) the feasibility of requiring common ownership community managers to be licensed; and

1 (5) best practices related to common ownership community election
2 processes and governance.

3 (h) The Task Force shall submit a final report of its findings and
4 recommendations on or before December 31, 2026, to the Governor and, in accordance with
5 § 2–1257 of the State Government Article, the General Assembly.

6 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect June
7 1, 2025. It shall remain effective for a period of 2 years and 1 month and, at the end of June
8 30, 2027, this Act, with no further action required by the General Assembly, shall be
9 abrogated and of no further force and effect.