

Chapter 584

(House Bill 808)

AN ACT concerning

Columbia Association – Lease Requirements and Governing Documents

Ho. Co. 14–25

FOR the purpose of requiring a written lease for certain residential or commercial real property in Howard County to include information on the annual charge assessed by the Columbia Association and a description of certain rights and privileges under certain circumstances; requiring a landlord to provide a tenant with a copy of certain covenants and governing documents under certain circumstances; and generally relating to certain residential and commercial rental property leases in Howard County.

BY adding to

Article – Real Property

Section 8–121

Annotated Code of Maryland

(2023 Replacement Volume and 2024 Supplement)

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

Article – Real Property

8–121.

(A) IN THIS SECTION, “ANNUAL CHARGE” MEANS THE CHARGE ASSESSED BY THE COLUMBIA ASSOCIATION ON RESIDENTIAL OR COMMERCIAL REAL PROPERTY IN HOWARD COUNTY THAT IS SUBJECT TO COLUMBIA ASSOCIATION COVENANTS.

(B) THIS SECTION APPLIES ONLY TO LEASES FOR RESIDENTIAL AND COMMERCIAL REAL PROPERTY IN HOWARD COUNTY THAT ARE SUBJECT TO COLUMBIA ASSOCIATION COVENANTS.

(C) IF A LANDLORD REQUIRES A TENANT TO PAY ALL OR PART OF AN ANNUAL CHARGE AS A PART OF THE RENT, THE LANDLORD SHALL USE A WRITTEN LEASE THAT INCLUDES:

(1) NOTICE OF THE AMOUNT OF THE ANNUAL CHARGE THAT IS INCLUDED IN THE RENT; AND

(2) A DESCRIPTION OF HOW THE ANNUAL CHARGE IS CALCULATED.

(D) A LANDLORD SHALL USE A WRITTEN LEASE THAT INCLUDES A DESCRIPTION OF, OR INSTRUCTIONS ON WHERE TO FIND A DESCRIPTION OF, THE RIGHTS AND PRIVILEGES AFFORDED TO:

(1) FOR A RESIDENTIAL LEASE, THE TENANT AS A RESIDENT OF REAL PROPERTY THAT IS SUBJECT TO COLUMBIA ASSOCIATION COVENANTS AND GOVERNING DOCUMENTS; OR

(2) FOR A COMMERCIAL LEASE, THE TENANT’S EMPLOYEES ASSIGNED TO THE SITE THAT IS SUBJECT TO COLUMBIA ASSOCIATION COVENANTS AND GOVERNING DOCUMENTS.

(E) (1) WHEN A TENANT SIGNS A LEASE, THE LANDLORD SHALL PROVIDE THE TENANT WITH A COPY OF:

(I) THE COLUMBIA ASSOCIATION COVENANTS AND GOVERNING DOCUMENTS; AND

(II) IF THE LEASE IS FOR RESIDENTIAL PROPERTY, THE GOVERNING DOCUMENTS OF THE VILLAGE ASSOCIATION OR TOWN CENTER, AS APPROPRIATE.

(2) A LANDLORD MAY SATISFY THE REQUIREMENT UNDER PARAGRAPH (1) OF THIS SUBSECTION BY PROVIDING A PHYSICAL COPY, DIGITAL COPY, OR PERMANENT LINK TO A DIGITAL COPY OF THE COVENANTS AND GOVERNING DOCUMENTS.

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

Approved by the Governor, May 13, 2025.