

HOUSE BILL 335

N1
HB 417/24 – ENT

5lr0885

By: **Delegate Grammer**

Introduced and read first time: January 13, 2025

Assigned to: Environment and Transportation

Committee Report: Favorable with amendments

House action: Adopted

Read second time: March 6, 2025

CHAPTER _____

1 AN ACT concerning

2 **Baltimore County – Nuisance Actions – Community Association**

3 FOR the purpose of altering the definitions of “community association” and “local code
4 violation” to authorize community associations to seek judicial relief for nuisance
5 abatement in Baltimore County; requiring certain notices relating to nuisance
6 actions to be provided to the county code enforcement agency and certain tenants
7 and property owners; repealing a provision of law requiring a certain court to
8 determine the amount and conditions of a bond filed by a community association in
9 a certain nuisance action; and generally relating to the right of community
10 associations to seek judicial relief for nuisance abatement in Baltimore County.

11 BY repealing and reenacting, with amendments,
12 Article – Real Property
13 Section 14–125
14 Annotated Code of Maryland
15 (2023 Replacement Volume and 2024 Supplement)

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

18 **Article – Real Property**

19 14–125.

20 (a) (1) In this section the following words have the meanings indicated.

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.



(2) (I) “Community association” means a Maryland nonprofit ASSOCIATION, corporation, OR OTHER ORGANIZATION that IS:

[(i) Is comprised of at least 20% of the total number of households as members, with a minimum membership of 25 households, of a local community that consists of 40 or more individual households as defined by specific geographic boundaries in the bylaws or charter of the community association;

(ii) Requires, as a condition of membership, the payment of monetary dues at least annually;]

1. COMPOSED OF RESIDENTS OF A COMMUNITY DEFINED BY SPECIFIC GEOGRAPHIC BOUNDARIES IN THE BYLAWS OR CHARTER OF THE COMMUNITY ASSOCIATION AND WITHIN WHICH A NUISANCE IS LOCATED;

[(iii)] 2. [Is operated] OPERATED primarily for the promotion of social welfare and general neighborhood improvement and enhancement;

[(iv) Has been in existence for at least 1 year when it files suit under this section;]

[(v) 1.] 3. [Is exempt] EXEMPT from taxation under § 501(c)(3) or (4) OR § 528 of the Internal Revenue Code; [or

2. Has been included for a period of at least 1 year prior to bringing an action under this section in the “Directory of Organizations in Baltimore County” that is published by the Baltimore County Public Library;] and

[(vi)] 4. [Is] INCORPORATED AND in good standing WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION.

(II) “COMMUNITY ASSOCIATION” INCLUDES A MARYLAND NONPROFIT ASSOCIATION, CORPORATION, OR OTHER ORGANIZATION THAT:

1. MEETS THE REQUIREMENTS OF AN INDIVIDUAL COMMUNITY ASSOCIATION UNDER SUBPARAGRAPH (I) OF THIS PARAGRAPH; AND

2. REPRESENTS TWO OR MORE INDIVIDUAL COMMUNITY ASSOCIATIONS.

(3) (I) “Local code violation” means a violation under ARTICLE 13, Title [22.] 7. “Nuisances” OR, EXCEPT AS PROVIDED IN SUBPARAGRAPH (II) OF THIS PARAGRAPH, ARTICLE 35, “BUILDINGS AND HOUSING” of the Baltimore County Code [1988] 2015, AS AMENDED.

(II) “LOCAL CODE VIOLATION” DOES NOT INCLUDE A VIOLATION UNDER:

1. ARTICLE 35, TITLE 4. “RENT ESCROW LAW” OF THE BALTIMORE COUNTY CODE 2015, AS AMENDED; OR

2. ANY STORMWATER MANAGEMENT PROVISION OF THE BALTIMORE COUNTY CODE.

(4) “Nuisance” means, within the boundaries of the community represented by the community association, an act or condition created, performed, or maintained on private property that constitutes a local code violation and that:

(i) Negatively impacts the well-being of other residents of the neighborhood; and

(ii) 1. Is injurious to public health, safety, or welfare of neighboring residents; or

2. Obstructs the reasonable use of other property in the neighborhood.

(b) This section only applies to a nuisance located within the boundaries of Baltimore County.

(c) (1) A community association may seek injunctive and other equitable relief in the Circuit Court for Baltimore County for abatement of a nuisance upon showing that:

(i) The notice requirements under paragraphs (2) and (3) of this subsection have been satisfied; and

(ii) The nuisance has not been abated.

(2) (i) 1. An action may not be brought under this section based on a nuisance until 60 days after the community association gives notice of the violation and of the community association’s intent to bring an action under this section by certified mail, return receipt requested, to the County Code enforcement agency.

2. IF THE APPROPRIATE COUNTY CODE ENFORCEMENT AGENCY IS THE BALTIMORE COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, AN ACTION UNDER THIS SECTION MAY NOT BE BROUGHT IF THE BALTIMORE COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT PROVIDES A WRITTEN RESPONSE TO THE COMMUNITY ASSOCIATION WITHIN 60 DAYS AFTER RECEIVING THE NOTICE REQUIRED UNDER THIS SUBPARAGRAPH THAT THE

PROPERTY THAT IS THE SUBJECT OF THE VIOLATION IS PART OF AN ACTIVE CODE ENFORCEMENT PLAN.

(ii) An action under this section may not be brought if the County Code enforcement agency has filed an action for equitable relief from the nuisance.

(3) (i) An action may not be brought under this section until 60 days after the tenant, if any, and owner of record receive notice by certified mail, return receipt requested, from the community association that a nuisance exists and that legal action may be taken if the nuisance is not abated.

(ii) The notice shall specify:

1. The nature of the alleged nuisance;
2. The date and time of day the nuisance was first documented;
3. The location on the property where the nuisance is allegedly occurring; and
4. The relief sought.

(iii) **1. THE NOTICE SHALL BE PROVIDED TO THE TENANT, IF ANY, AND THE OWNER OF RECORD IN THE SAME MANNER AS SERVICE OF PROCESS IN A CIVIL IN PERSONAM ACTION UNDER THE MARYLAND RULES.**

2. ADEQUATE AND SUFFICIENT NOTICE MAY BE GIVEN TO THE TENANT, IF ANY, AND THE OWNER OF RECORD BY SENDING A COPY OF THE NOTICE BY REGULAR MAIL AND POSTING A COPY OF THE NOTICE ON THE PROPERTY WHERE THE NUISANCE IS ALLEGEDLY OCCURRING, IF NOTICE SENT BY CERTIFIED MAIL IS:

A. RETURNED UNCLAIMED OR REFUSED;

B. DESIGNATED BY THE POST OFFICE TO BE UNDELIVERABLE FOR ANY OTHER REASON; OR

C. SIGNED FOR BY A PERSON OTHER THAN THE ADDRESSEE.

(IV) In filing a suit under this section, an officer of the community association shall certify to the court:

1. What steps the community association has taken to satisfy the notice requirements under this subsection; and

2. That each condition precedent to the filing of an action under this section has been met.

[(4) The court shall determine in what amount and under what conditions, if any, a bond shall be filed by a community association in an action for relief under this section.]

(4) (I) AN ACTION MAY NOT BE BROUGHT AGAINST AN OWNER OF RESIDENTIAL RENTAL PROPERTY UNLESS, PRIOR TO THE PROVISION OF NOTICE UNDER SUBSECTION (C)(3)(I) OF THIS SECTION, A NOTICE OF VIOLATION RELATING TO THE NUISANCE HAS FIRST BEEN ISSUED BY AN APPROPRIATE CODE ENFORCEMENT AGENCY.

(II) IN THE CASE OF A NUISANCE BASED ON A HOUSING OR BUILDING CODE VIOLATION, OTHER THAN A RECURRENT SANITATION VIOLATION, RELIEF MAY NOT BE GRANTED UNDER THIS SECTION UNLESS A VIOLATION NOTICE RELATING TO THE NUISANCE HAS BEEN ISSUED BY AN OFFICIAL OF THE STATE OR BALTIMORE COUNTY AND REMAINS OUTSTANDING AFTER A PERIOD OF 75 DAYS.

(d) A political subdivision of the State or any agency of a political subdivision is not subject to any action brought under this section or an action resulting from an action brought under this section against a private property owner.

(e) (1) Subject to paragraph (2) of this subsection, this section may not be construed to abrogate any equitable or legal right or remedy otherwise available under the law to abate a nuisance.

(2) This section may not be construed as granting standing for an action:

(i) Challenging any zoning, development, special exception, or variance application or approval;

(ii) In which the alleged nuisance consists of:

1. A condition relating to lead paint;

2. An interior physical defect of a property, except in situations that present a threat to neighboring properties; or

3. A vacant dwelling that is maintained in a boarded condition, free from trash and debris, and secure against trespassers and weather entry;

(iii) Involving any violation of alcoholic beverages laws under the Alcoholic Beverages and Cannabis Article; or

1 (iv) Involving any matter in which a certificate, license, permit, or
2 registration is required or allowed under the Environment Article.

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

Approved:

Governor.

Speaker of the House of Delegates.

President of the Senate.