

HOUSE BILL 360

N1, L2

5lr1098

By: **Prince George's County Delegation**

Introduced and read first time: January 16, 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 **Prince George's County – Community Associations – ~~Management~~ Registration**
3 **Fees for ~~Alternative Dispute Resolution~~ Administrative Hearing Process**

4 **PG 408–25**

5 FOR the purpose of altering the registration fee requirement for the Community
6 Association Registry; permitting the County Executive to establish the registration
7 fee; prohibiting a person or entity who fails to register from filing a dispute; requiring
8 the Prince George's County Office of Community Relations to provide revenue from
9 annual community association ~~management~~ registration fees to fund ~~alternative~~
10 ~~dispute-resolution~~ the administrative hearing process for disputes between
11 community associations and owners in Prince George's County; and generally
12 relating to community associations and ~~alternative-dispute-resolution~~ the
13 administrative hearing process in Prince George's County.

14 BY adding to

15 Article – Corporations and Associations

16 Section 5–6B–26.2

17 Annotated Code of Maryland

18 (2014 Replacement Volume and 2024 Supplement)

19 BY adding to

20 Article – Real Property

21 Section 11–109.5 and 11B–112.4

22 Annotated Code of Maryland

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.



(2023 Replacement Volume and 2024 Supplement)

BY repealing and reenacting, with amendments,
Article – Real Property
Section ~~14–131(a) and (c)~~ 14–131
Annotated Code of Maryland
(2023 Replacement Volume and 2024 Supplement)

~~BY repealing and reenacting, without amendments,
Article – Real Property
Section ~~14–131(b) through (d)~~
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 – Corporations and Associations

5–6B–26.2.

**A COOPERATIVE HOUSING CORPORATION IN PRINCE GEORGE’S COUNTY
SHALL REGISTER WITH THE COMMUNITY ASSOCIATION REGISTRY AND PAY ANY
FEES AS REQUIRED UNDER § 14–131 OF THE REAL PROPERTY ARTICLE.**

Article – Real Property

11–109.5.

**A CONDOMINIUM IN PRINCE GEORGE’S COUNTY SHALL REGISTER WITH THE
COMMUNITY ASSOCIATION REGISTRY AND PAY ANY FEES AS REQUIRED UNDER §
14–131 OF THIS ARTICLE.**

11B–112.4.

**A HOMEOWNERS ASSOCIATION IN PRINCE GEORGE’S COUNTY SHALL
REGISTER WITH THE COMMUNITY ASSOCIATION REGISTRY AND PAY ANY FEES AS
REQUIRED UNDER § 14–131 OF THIS ARTICLE.**

14–131.

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

(2) “Community association” means:

(i) A condominium council of unit owners organized under Title 11, Subtitle 1 of this article;

(ii) A homeowners association organized under Title 11B of this article; or

(iii) A cooperative housing corporation organized under Title 5, Subtitle 6B of the Corporations and Associations Article.

(3) “Community association management” means to manage the common property and services of a community association with the authority of the community association in its business, legal, financial, or other transactions with association members and nonmembers for a fee, commission, or other valuable consideration, including:

(i) Collecting monthly assessments;

(ii) Preparing budgets, financial statements, or other financial reports;

(iii) Negotiating contracts or otherwise coordinating or arranging for services or the purchase of property or goods for or on behalf of a community association;

(iv) Executing the resolutions and decisions of a community association and assisting the governing body of a community association and association members in complying with laws, contracts, covenants, rules, and bylaws;

(v) Managing the operation and maintenance of community-owned properties, including community centers, pools, golf courses, and parking areas; and

(vi) Arranging, conducting, or coordinating meetings of a community association or the governing body of an association.

(4) “Office” means the Prince George’s County Office of Community Relations.

(5) **“OWNER” MEANS:**

(I) A MEMBER OF A COOPERATIVE HOUSING CORPORATION;

(II) A UNIT OWNER OF A CONDOMINIUM; OR

(III) A LOT OWNER OF A HOMEOWNERS ASSOCIATION.

(6) “Registry” means the Community Association ~~Managers~~ Registry.

(b) This section applies only in Prince George’s County.

(c) On or after January 1, 2011, the Office shall establish a Registry.

(d) **(1)** Any entity, including a sole proprietorship, that provides community association management services for community associations located in the county shall register with the Registry and renew its registration by January 31 of each year.

(2) EACH COMMUNITY ASSOCIATION LOCATED IN THE COUNTY SHALL REGISTER WITH THE REGISTRY AND RENEW ITS REGISTRATION BY JANUARY 31 EACH YEAR.

(e) (1) The Office shall:

(i) Provide the registration form; and

(ii) Collect a fee from each entity that registers under this section.

(2) **(I)** The COUNTY EXECUTIVE SHALL ESTABLISH THE annual fee charged, WHICH shall be ~~set at \$100~~ **IN AN AMOUNT SUFFICIENT TO FUND THE COST TO ESTABLISH AND ADMINISTER THE ADMINISTRATIVE HEARING PROCESS BY THE OFFICE.**

(II) THE FEE MAY INCLUDE:

1. A PER-UNIT CHARGE TO COMMUNITY ASSOCIATIONS TO RENEW REGISTRATION;

2. FEES FOR SERVICES RELATING TO THE ADMINISTRATIVE HEARING PROCESS THAT SEEK TO RECOVER THE ACTUAL COST OF THE SERVICES; AND

3. A PER-UNIT CHARGE TO DEVELOPERS WHEN THE DOCUMENTS FOR THE COMMUNITY ASSOCIATION ARE RECORDED.

~~(II)~~ **(III) FEES COLLECTED IN ACCORDANCE WITH THIS SECTION SHALL BE USED TO COVER THE COST OF ~~ALTERNATIVE DISPUTE RESOLUTION~~ THE ADMINISTRATIVE HEARING PROCESS PROVIDED THROUGH THE COUNTY FOR DISPUTES BETWEEN A COMMUNITY ASSOCIATION AND AN OWNER, INCLUDING COSTS FOR ANY TECHNICAL ASSISTANCE PROVIDED BY THE OFFICE AND THE COMMISSION ON COMMON OWNERSHIP COMMUNITIES IN PRINCE GEORGE'S COUNTY.**

(f) The registration form shall include:

(1) The name, address, and telephone number of the entity providing community association management services IF APPLICABLE;

1 (2) The names, titles, and business telephone numbers of the principal
2 officers of the entity;

3 (3) The designated contact person of the entity, including name, address,
4 title, telephone number, and electronic mail address;

5 (4) The length of time the entity has been in existence and the length of
6 time the entity has provided community association management services; and

7 (5) A listing of all community associations in the county as of December 31
8 of the previous year for which the entity provided community association management
9 services.

10 **(G) IN ADDITION TO THE ANNUAL REGISTRATION FEE ESTABLISHED UNDER**
11 **THIS SECTION, THE GOVERNING BODY OF PRINCE GEORGE'S COUNTY MAY**
12 **ESTABLISH THE FOLLOWING REASONABLE FEES IN AMOUNTS SUFFICIENT TO COVER**
13 **COSTS IDENTIFIED IN SUBSECTION (E)(2)(III) OF THIS SECTION:**

14 **(1) FEES FOR SERVICES RELATING TO THE ADMINISTRATIVE**
15 **HEARING PROCESS THAT SEEK TO RECOVER THE ACTUAL COST OF THE SERVICES;**
16 **AND**

17 **(2) A PER-UNIT CHARGE TO DEVELOPERS WHEN DOCUMENTS ARE**
18 **RECORDED.**

19 **(H) THE GOVERNING BODY OF A COMMUNITY ASSOCIATION SHALL BE**
20 **RESPONSIBLE FOR COMPLIANCE WITH THIS SECTION.**

21 ~~[(g)]~~ **(I) The Office may make any information received under this section**
22 **available to the public, subject to the provisions of the Maryland Public Information Act.**

23 **(J) A PERSON WHO FAILS TO REGISTER OR WHO MAKES A FALSE**
24 **STATEMENT ON A REGISTRATION FORM MAY NOT FILE A DISPUTE UNDER THE**
25 **ADMINISTRATIVE HEARINGS PROCESS PROVIDED THROUGH THE COUNTY UNTIL**
26 **THE PERSON REGISTERS AS REQUIRED BY THIS SECTION.**

27 ~~[(h)]~~ **(K) A person who commits a willful violation of this section or who causes**
28 **a person to commit a willful violation of this section is guilty of a misdemeanor and on**
29 **conviction is subject to a fine not exceeding \$1,000.**

30 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July
31 1, 2025.