

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

A BILL ENTITLED

1 AN ACT concerning

2 **Prince George's County – Community Associations – Management Registration**
3 **Fees for Alternative Dispute Resolution**

4 **PG 408–25**

5 FOR the purpose of requiring the Prince George's County Office of Community Relations
6 to provide revenue from annual community association management registration
7 fees to fund alternative dispute resolution for disputes between community
8 associations and owners in Prince George's County; and generally relating to
9 community associations and alternative dispute resolution in Prince George's
10 County.

11 BY repealing and reenacting, with amendments,
12 Article – Real Property
13 Section 14–131(a) and (e)
14 Annotated Code of Maryland
15 (2023 Replacement Volume and 2024 Supplement)

16 BY repealing and reenacting, without amendments,
17 Article – Real Property
18 Section 14–131(b) through (d)
19 Annotated Code of Maryland
20 (2023 Replacement Volume and 2024 Supplement)

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

23 **Article – Real Property**

24 14–131.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



(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.

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

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

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

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

7 (e) (1) The Office shall:

8 (i) Provide the registration form; and

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

10 (2) **(I)** The annual fee charged shall be set at \$100.

11 **(II) FEES COLLECTED IN ACCORDANCE WITH THIS SECTION**
12 **SHALL BE USED TO COVER THE COST OF ALTERNATIVE DISPUTE RESOLUTION**
13 **PROVIDED THROUGH THE COUNTY FOR DISPUTES BETWEEN A COMMUNITY**
14 **ASSOCIATION AND AN OWNER.**

15 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July
16 1, 2025.