

# Maryland Legislative Update

**By: Peter S. Philbin**

The 2016 Maryland General Assembly was busy with over 2,800 bills introduced. As is often the case, most legislation never made it out of committee to become law. However, a few bills relating to community associations did become law and will have an impact starting October 1, 2016. Please contact us if you have any questions.

## **Resale Packages-(Condominium Act §11-135; Homeowners Association Act 11B-106)**

- Former requirement that the Association disclose any known violations involving modifications or alterations to a unit/lot has been removed. Question is whether Associations should continue to cite known violations even if not required? We believe, as a general rule, the answer is yes.
- A copy or summary of any reserve study must now be included.
- Clarifies that only “actual” knowledge of code violations relating to the common areas/common elements only (not the unit or lot) must be disclosed. Actual knowledge will require actual citation by a governmental entity.
- A fee of up to \$250 may be charged for regular delivery (w/in 20 days); an additional fee of \$50 for delivery required within 14 days and \$100 for required expedited delivery (within 7 days).
- An inspection fee of up to \$100 may be charges if an inspection of the lot/unit is conducted.

## **Tax Sales**

Clarifies that a tax sale purchaser is responsible for notifying an Association when applying to the Court to finalize the sale of a unit/lot; also clarifies when the purchaser becomes responsible for accruing community association fees.

## **Home Gaming**

Clarifies that a weekly card or mah jongg game involving wagering is not illegal and is permitted, subject to conditions, in common areas of “over-55” communities.