

HOUSE BILL 286

N1
HB 423/23 – ENT

4lr1446

By: **Delegates Holmes, Guyton, and Pasteur**
Introduced and read first time: January 12, 2024
Assigned to: Environment and Transportation

A BILL ENTITLED

1 AN ACT concerning

2 **Task Force on Common Ownership Communities**

3 FOR the purpose of establishing the Task Force on Common Ownership Communities;
4 requiring the Task Force to submit a report of findings and recommendations; and
5 generally relating to the Task Force on Common Ownership Communities.

6 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
7 That:

8 (a) In this section, “common ownership community” means:

9 (1) a condominium, as defined in § 11–101 of the Real Property Article;

10 (2) a cooperative housing corporation, as defined in § 5–6B–01 of the
11 Corporations and Associations Article; or

12 (3) a homeowners association, as defined in § 11B–101 of the Real Property
13 Article.

14 (b) There is a Task Force on Common Ownership Communities.

15 (c) The Task Force consists of the following members:

16 (1) two members of the Senate of Maryland, appointed by the President of
17 the Senate;

18 (2) two members of the House of Delegates, appointed by the Speaker of
19 the House;

20 (3) the Secretary of Housing and Community Development, or the
21 Secretary’s designee;

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 (4) the Secretary of Labor, or the Secretary's designee;

2 (5) one representative of the Consumer Protection Division in the Office of
3 the Attorney General;

4 (6) one representative from the field of alternative dispute resolution,
5 appointed by the Chief Justice of the Supreme Court of Maryland;

6 (7) two representatives of the general public, appointed by the President of
7 the Senate:

8 (i) one of whom is a member of a board of directors of a large
9 common ownership community; and

10 (ii) one of whom is a member of a board of directors of a
11 medium-sized or small common ownership community;

12 (8) two representatives of the general public, appointed by the Speaker of
13 the House:

14 (i) one of whom is a member of a board of directors of a large
15 common ownership community; and

16 (ii) one of whom is a member of a board of directors of a
17 medium-sized or small common ownership community; and

18 (9) seven representatives of the general public, appointed by the Governor:

19 (i) one of whom owns a home or dwelling unit in a common
20 ownership community;

21 (ii) one of whom is not a member of a board of directors of a common
22 ownership community;

23 (iii) one of whom is an attorney with experience representing
24 common ownership communities;

25 (iv) one of whom is an insurance agent or broker with experience
26 serving common ownership communities;

27 (v) one of whom is a certified public accountant with experience
28 serving common ownership communities;

29 (vi) one of whom is a manager of a common ownership community;
30 and

1 (vii) one of whom is a representative of the Maryland State Builders
2 Association.

3 (d) The Task Force shall elect a chair from among its members.

4 (e) The Office of the Attorney General shall provide staff for the Task Force.

5 (f) A member of the Task Force:

6 (1) may not receive compensation as a member of the Task Force; but

7 (2) is entitled to reimbursement for expenses under the Standard State
8 Travel Regulations, as provided in the State budget.

9 (g) The Task Force shall study:

10 (1) the education and training needs of common ownership community
11 boards and new and prospective owners of homes and dwelling units in common ownership
12 communities, including:

13 (i) creation and dissemination of information on the best practices
14 for common ownership community governing boards; and

15 (ii) options for providing classes and brochures through a State
16 agency or an institution regulated by the Maryland Higher Education Commission on:

17 1. the responsibilities of members of common ownership
18 community governing boards; and

19 2. the obligations and rights of owners of homes and dwelling
20 units in common ownership communities;

21 (2) the feasibility of establishing statewide alternative dispute resolution
22 services for common ownership communities, including:

23 (i) providing resources to the Office of the Attorney General for
24 enforcement of laws related to common ownership communities; and

25 (ii) offering assistance and guidance to owners of homes and
26 dwelling units in common ownership communities prior to litigation;

27 (3) the advisability of creating a permanent State Commission on Common
28 Ownership Communities;

29 (4) the feasibility of requiring common ownership community managers to
30 be licensed; and

1 (5) best practices related to common ownership community election
2 processes and governance.

3 (h) The Task Force shall submit a final report of its findings and
4 recommendations on or before December 31, 2025, to the Governor and, in accordance with
5 § 2-1257 of the State Government Article, the General Assembly.

6 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect June
7 1, 2024. It shall remain effective for a period of 2 years and 1 month and, at the end of June
8 30, 2026, this Act, with no further action required by the General Assembly, shall be
9 abrogated and of no further force and effect.