

# HOUSE BILL 240

N1

0lr2157

---

By: **Delegate Holmes**

Introduced and read first time: January 17, 2020

Assigned to: Environment and Transportation

---

## A BILL ENTITLED

1 AN ACT concerning

2 **Real Property – Homeowners Associations – Number of Declarant Votes**

3 FOR the purpose of altering the number of votes to which a declarant is entitled when  
4 voting on a homeowners association matter before and after any lot that may be part  
5 of the development is subdivided and recorded under certain circumstances; and  
6 generally relating to declarant votes in homeowners associations.

7 BY repealing and reenacting, with amendments,  
8 Article – Real Property  
9 Section 11B–111.7  
10 Annotated Code of Maryland  
11 (2015 Replacement Volume and 2019 Supplement)

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

14 **Article – Real Property**

15 11B–111.7.

16 (a) Notwithstanding any other provision of law or any provision in the  
17 declaration, bylaws, rules, deeds, agreements, or recorded covenants or restrictions of a  
18 homeowners association, beginning on the date on which [all lots] **ANY LOT** that may be  
19 part of the development [have] **HAS** been subdivided and recorded in the land records of  
20 the county in which the homeowners association is located, the declarant, when voting on  
21 a homeowners association matter, shall be entitled to one vote per lot that:

22 (1) Has been subdivided and recorded in the land records of the county in  
23 which the homeowners association is located; and

---

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1                   (2)     Has not been sold to members of the public.

2                   (b)     Before the date on which [all lots] **ANY LOT** that may be part of the  
3 development [have] **HAS** been subdivided and recorded in the land records of the county in  
4 which the homeowners association is located, the declarant, when voting on a homeowners  
5 association matter, shall be entitled to the number of votes set forth in the governing  
6 documents of the homeowners association.

7                   SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
8 October 1, 2020.