

Supplement), title "Conveyancing," to follow immediately after Section 115 thereof and to be under the new subtitle "Horizontal Property Act," providing for the creation of horizontal properties, or condominiums, in this State, providing the rights, powers and privileges of such properties, providing for the assessment and taxation of such properties, and for the effect of mechanics' liens and zoning regulations on such properties, providing for the effect of this act, other laws and relating generally to the holding of property in this State under the horizontal property or condominium concept.

SECTION 1. *Be it enacted by the General Assembly of Maryland,* That new Sections 116 through 142, inclusive, be and they are hereby added to Article 21 of the Annotated Code of Maryland (1957 Edition and 1962 Supplement), title "Conveyancing," to following immediately after Section 115 thereof and to be under the new subtitle "Horizontal Property Act," and to read as follows:

HORIZONTAL PROPERTY ACT

116. DEFINITIONS.

(a) *Unless it is plainly evident from the context that a different meaning is intended, as used herein:*

(b) *"Unit" or "Condominium Unit" means an enclosed space, consisting of one or more rooms, occupying all or part of a floor in buildings of one or more floors or stories regardless of whether they are designed for residence, for office, for the operation of any industry or business, or for any other type of independent use, and shall include such accessory units as may be appended thereto, such as garage space, storage space, balcony, terrace or patio, provided said unit has a direct exit to a thoroughfare or to a given common space leading to a thoroughfare;*

(c) *"Condominium" means the ownership of single units in a multi-unit structure with common elements;*

(d) *"Condominium Project" means a real estate condominium project; a plan or project whereby five or more apartments, rooms, office spaces, or other units in an existing or proposed building or structure are offered or proposed to be offered for sale;*

(e) *"Co-Owner" means any person, corporation, trust or other legal entity, or any combination thereof, which owns a condominium unit within the building;*

(f) *"Council of Co-Owners" means all the co-owners as defined in subsection (e) of this section; but a majority, as defined in subsection (i) of this section, shall, except as otherwise provided in this subtitle, constitute a quorum for the adoption of decisions;*

(g) *"General Common Elements" except as otherwise provided in the plat of condominium subdivision, means and includes:*

(1) *The land on which the building stands, whether leased or in fee simple;*

(2) *The foundations, main walls, roofs, halls, columns, girders, beams, supports, corridors, fire escapes, lobbies, stairways, and entrance and exit or communication ways;*