

condominium unit or regime, whichever is appropriate, is deemed inserted after these descriptive terms where appropriate to implement this title.

[(c)] (B) If the application of the provisions of this title conflict with the application of other provisions of the public general laws, public local laws, or any local enactment, in the state, the provisions of this title shall prevail.]] [[NO COUNTY, CITY, OR OTHER JURISDICTION MAY ENACT ANY LAW, ORDINANCE, OR REGULATION WHICH IMPOSES ANY REQUIREMENT OR STANDARD AFFECTING THE CREATION OF CONDOMINIUMS OR THE SALE OF UNITS WHICH IS MORE RESTRICTIVE THAN THE PROVISIONS OF THIS TITLE. ANY LAW, ORDINANCE, OR REGULATION OF THAT TYPE IS VOID.]]

SECTION 2. AND BE IT FURTHER ENACTED, That new Sections 11-115(c) and 11-123(f) be and they are hereby added to Article - Real Property, of the Annotated Code of Maryland (1974 Volume and 1974 Supplement) to read as follows:

Article - Real Property

11-115.

(C) EXCEPT IN PROPORTION TO HIS PERCENTAGE INTEREST IN THE COMMON ELEMENTS, A UNIT OWNER PERSONALLY IS NOT LIABLE (1) FOR DAMAGES AS A RESULT OF INJURIES ARISING IN CONNECTION WITH THE COMMON ELEMENTS SOLELY BY VIRTUE OF HIS OWNERSHIP OF A PERCENTAGE INTEREST IN THE COMMON ELEMENTS; OR (2) FOR LIABILITIES INCURRED BY THE COUNCIL OF UNIT OWNERS. ON PAYMENT BY ANY UNIT OWNER OF HIS PROPORTIONATE AMOUNT OF ANY JUDGMENT RESULTING FROM THAT LIABILITY, THE UNIT OWNER SHALL BE ENTITLED TO A RECORDABLE RELEASE OF HIS UNIT FROM THE LIEN OF THE JUDGMENT AND THE COUNCIL OF UNIT OWNERS IS NOT ENTITLED TO ASSESS HIS UNIT FOR PAYMENT OF THE REMAINING AMOUNT DUE.

11-123.

(F) THE DECLARATION MAY PROVIDE THE COUNCIL OF UNIT OWNERS AUTHORITY TO GRANT SPECIFIC EASEMENTS, RIGHTS-OF-WAY, LICENSES, AND SIMILAR INTERESTS AFFECTING THE COMMON ELEMENTS OF THE CONDOMINIUM IF THE GRANT IS APPROVED BY THE AFFIRMATIVE VOTE OF UNIT OWNERS HAVING 75 PERCENT OR MORE OF THE VOTES. ANY EASEMENT, RIGHT-OF-WAY, LICENSE, OR SIMILAR INTEREST GRANTED BY THE COUNCIL OF UNIT OWNERS PURSUANT TO THIS SUBSECTION SHALL STATE THAT THE GRANT WAS APPROVED BY UNIT OWNERS HAVING AT LEAST 75 PERCENT OF THE VOTES.