

CHAPTER 321

(Senate Bill 96)

AN ACT concerning

Maryland Homeowners Association Act

FOR the purpose of regulating homeowners associations in the State; providing for certain exceptions to the applicability of this Act; providing that provisions of this Act may not be varied by agreement; providing for the applicability of certain building code and zoning laws; providing for the preemption of certain local laws; providing requirements for the enforceability of certain sales and contracts of lots; providing for the contents of certain disclosure statements to be given to the purchaser at or before the sale of a certain lot; providing for the right of a purchaser to rescind a contract for sale of a lot within a certain time limit and to receive deposits made on account of the contracts under certain circumstances; providing for the liability of a vendor to a purchaser for making an untrue statement of material fact or omitting to state a material fact necessary to prevent misleading the purchaser under certain circumstances; providing for a certain implied warranty on improvements to common areas; providing for open meetings of a homeowners association with certain exceptions; providing that books and records of the homeowners association be open for inspection under certain circumstances with certain exceptions; defining certain terms; and generally relating to the regulation of homeowners associations in this State.

BY adding to

Article - Real Property

Section 11B-101 through 11B-112 to be under the new title
"Title 11B. Maryland Homeowners Association Act"

Annotated Code of Maryland

(1981 Replacement Volume and 1986 Supplement)

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