

of payments or charges based on valuations made by the State for real estate tax purposes shall be 50% of the phased in value of property as provided under § 8-104 of the Tax – Property Article.

SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall be construed to apply retroactively and shall be applied to and interpreted to affect all annual charges imposed by a homeowners association made on or after January 1, 2003.

SECTION 4. AND BE IT FURTHER ENACTED, That if any provision of this Act or the application thereof to any person or circumstance is held invalid for any reason in a court of competent jurisdiction, the invalidity does not affect other provisions or any other application of this Act which can be given effect without the invalid provision or application, and for this purpose the provisions of this Act are declared severable.

SECTION 5. AND BE IT FURTHER ENACTED, That this Act shall take effect June 1, 2004.

Approved May 26, 2004.

CHAPTER 508

(House Bill 569)

AN ACT concerning

Prince George’s County – Recordation – Assessment Books

PG 405-04

FOR the purpose of providing that, in Prince George’s County, the Clerk of the Circuit Court may, under certain circumstances, record instruments effecting change of ownership of property prior to the transfer of the property on the assessment records; providing for the formulation of certain procedures; and generally relating to recordation of instruments in Prince George’s County.

BY repealing and reenacting, with amendments,

Article – Real Property

Section 3-104(a)

Annotated Code of Maryland

(2003 Replacement Volume and 2003 Supplement)

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