

Bill No.: _____
Requested: _____
Committee: _____

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By: **Delegate Terrasa**

A BILL ENTITLED

1 AN ACT concerning

2 **Howard County – Homeowners Association Commission – Alternative Dispute**
3 **Resolution Authority**

4 **Ho. Co. 13–21**

5 FOR the purpose of authorizing Howard County to establish a homeowners association
6 commission to hear and resolve, through alternative dispute resolution, certain
7 issues between a homeowners association and a homeowner regarding certain
8 documents; and generally relating to the resolution of disputes between homeowners
9 associations and homeowners in Howard County.

10 BY repealing and reenacting, with amendments,
11 Article – Real Property
12 Section 11B–104(c)
13 Annotated Code of Maryland
14 (2015 Replacement Volume and 2020 Supplement)

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

17 **Article – Real Property**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter deleted from existing law.



1 11B-104.

2 (c) (1) In this subsection, “governing document” has the meaning stated in §
3 11B-116(a) of this subtitle.

4 (2) **THIS SUBSECTION APPLIES ONLY TO:**

5 (i) **A CODE HOME RULE COUNTY LOCATED IN THE SOUTHERN**
6 **MARYLAND CLASS, AS IDENTIFIED IN § 9-302 OF THE LOCAL GOVERNMENT**
7 **ARTICLE; AND**

8 (ii) **HOWARD COUNTY.**

9 (3) Subject to the provisions of this title, a [code home rule county located
10 in the Southern Maryland class, as identified in § 9-302 of the Local Government Article,]
11 **COUNTY** may establish a homeowners association commission with the authority to hear
12 and resolve disputes between a homeowners association and a homeowner regarding the
13 enforcement of the governing documents of the homeowners association by providing
14 alternative dispute resolution services, including binding arbitration.

15 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
16 October 1, 2021.