



MSBA Bill Report 3A - Real Property

(2024.01.30)

January 30, 2024

[MD - HB699 Criminal Law - Hate Crimes - Notice and Removal of Item or Symbol \(Hate Crimes Graffiti Removal Act\)](#)

Last Action: Hearing 2/20 at 1:00 p.m. (January 29, 2024)

Primary Sponsor: Delegate Joe Vogel (D)

Committee: Environment and Transportation (House)

Scheduled Hearing:

Environment and Transportation (House)

Date: February 20, 2024

Time: 1:00pm (EST)

Location: House Office Building, Room 250, Annapolis, MD

Summary:

Requiring law enforcement agencies to promptly notify owners of personal or real property regarding certain items or symbols being placed or inscribed on the property; requiring certain property owners to remove the items or symbols within 24 hours after the certain item or symbol is reported to a law enforcement agency or the property owner receives a certain notification, subject to certain exceptions; and establishing that a penalty for a violation of this Act may only be imposed on an owner of commercial real or personal property.

Cross-filed Bill: SB650

Statutes Amended:

10-305.1,

10-305.2,

10-306 Article - Criminal Law

[MD - HB705 Real Property - Cooperative Housing Corporations, Condominiums, and Homeowners Associations - Virtual Meetings](#)

Last Action: Hearing 2/20 at 1:00 p.m. (January 29, 2024)

Primary Sponsor: Delegate Jen Terrasa (D)

Committee: Environment and Transportation (House)

Scheduled Hearing:

Environment and Transportation (House)

Date: February 20, 2024

Time: 1:00pm (EST)

Location: House Office Building, Room 250, Annapolis, MD

Summary:

Requiring a person conducting a meeting of a cooperative housing corporation, condominium, or homeowners association by telephone conference, video conference, or similar electronic means to provide a participant a reasonable opportunity to participate in the meeting; requiring certain

participants in a meeting of a cooperative housing corporation, condominium, or homeowners association to have equal access to any available chat function; etc.

Statutes Amended:

11-109,

11-139.3,

11B-111,

11B-113.6 Article - Real Property

5-6B-19,

5-6B-25.1 Article - Corporations and Associations

MD - HB709 [Licensed Real Estate Brokers - Branch Offices - Designation of Managers](#)

Last Action: Text - First - Licensed Real Estate Brokers - Branch Offices - Designation of Managers (January 26, 2024)

Primary Sponsor: Delegate Mike Rogers (D)

Committee: Economic Matters (House)

Summary:

Authorizing a licensed real estate broker to designate himself or herself as the manager of a branch office maintained by the licensed real estate broker.

Cross-filed Bill: SB462

Statutes Amended:

17-518 Article - Business Occupations and Professions

MD - HB721 [Baltimore City - Tax Sales - Owner-Occupied Residential Property](#)

Last Action: Hearing 2/20 at 1:00 p.m. (January 29, 2024)

Primary Sponsor: Delegate Regina T. Boyce (D)

Committee: Ways and Means (House)

Scheduled Hearing:

Ways and Means (House)

Date: February 20, 2024

Time: 1:00pm (EST)

Location: House Office Building, Room 130, Annapolis, MD

Summary:

Authorizing the collector of taxes in Baltimore City to withhold any owner-occupied residential property from tax sale.

Cross-filed Bill: SB519

Statutes Amended:

14-811 Article - Tax - Property

[MD - HJ1 Affirming the Federal Equal Rights Amendment](#)

Last Action: Text - First - Affirming the Federal Equal Rights Amendment (January 17, 2024)

Primary Sponsor: Delegate Edith J. Patterson (D)

Committee: Rules and Executive Nominations (House)

Summary:

Urging the Administration of President Joseph R. Biden to publish the federal Equal Rights Amendment as the 28th Amendment to the U.S. Constitution and for the U.S. Congress to affirm, by joint resolution, the Equal Rights Amendment as the 28th Amendment.

[MD - SB590 Human Relations - Discrimination - Protected Characteristics \(Equal Opportunity for All Marylanders Act\)](#)

Last Action: Text - First - Human Relations - Discrimination - Protected Characteristics (Equal Opportunity for All Marylanders Act) (January 26, 2024)

Primary Sponsor: Senator Clarence K. Lam (D)

Committees:

Finance (Senate)

Judicial Proceedings (Senate)

Summary:

Altering certain provisions of law prohibiting discrimination based on certain protected characteristics to include prohibitions on discrimination based on sexual orientation, gender identity, race, religious beliefs, marital status, and disability.

Statutes Amended:

10-304,

10-305,

2-207,

3-209 Article - Criminal Law

11-102,

12-113,

12-305,

12-503,

12-603,

12-702,

12-704 Article - Commercial Law

13-219,

19-101,

19-102,

19-103,
19-114,
19-115 Article - State Finance and Procurement
14-5F-10,
19-311 Article - Health Occupations
15-112,
27-910 Article - Insurance
16-204,
16-304 Article - Land Use
16-305 Article - Housing and Community Development
18-204,
7-507 Article - Public Utilities
19-408,
19-710,
19-725 Article - Health - General
23-605,
23-806,
6-104,
7-128 Article - Education
3-304,
3-307 Article - Labor and Employment
5-106,
8-102 Article - Courts and Judicial Proceedings
8-214 Article - Tax - Property
8-707 Article - Human Services
8A-801 Article - Real Property

MD - SB625 Baltimore City Unpaid Water and Sewer Charges Tax Sales of Non-Occupied Residential Property

Last Action: Hearing 2/14 at 1:00 p.m. (January 29, 2024)

Primary Sponsor: Senator Cory V. McCray (D)

Committee: Budget and Taxation (Senate)

Scheduled Hearing:

Budget and Taxation (Senate)

Date: February 14, 2024

Time: 1:00pm (EST)

Location: West Miller Senate Building, Room 3, Annapolis, MD

Summary:

Authorizing the Mayor and City Council of Baltimore City to sell at tax sale a residential property to enforce a lien for unpaid charges for water and sewer service if the property is not owner-occupied.

Statutes Amended:

14-811,

14-849.1 Article - Tax - Property

[MD - SB630 Real Property - Contract Liens - Medical Debt](#)

Last Action: Text - First - Real Property - Contract Liens - Medical Debt (January 26, 2024)

Primary Sponsor: Senator Ariana B. Kelly (D)

Committee: Judicial Proceedings (Senate)

Summary:

Prohibiting the creation of a lien on owner-occupied residential property by contract or as a result of a breach of contract for the payment of medical debt.

Cross-filed Bill: HB673

Statutes Amended:

14-203.1,

7-105.1 Article - Real Property

[MD - SB635 Landlords and Prospective Tenants - Residential Leases - Criminal History Review \(Maryland Fair Chance in Housing Act\)](#)

Last Action: First Reading Judicial Proceedings (January 29, 2024)

Primary Sponsor: Senator Chris West (R)

Committee: Judicial Proceedings (Senate)

Summary:

Altering the number of years of criminal history, from 7 years to 3 years, that are reviewed in a certain reusable tenant screening report; establishing certain prohibitions and limitations on the review and consideration of a prospective tenant's criminal history; and requiring a landlord that denies the lease application of a prospective tenant to provide the individual with a physical document stating with particularity each reason for the denial.

Statutes Amended:

8-218,

8-220 Article - Real Property

[MD - SB639 Property Tax Exemption - Disabled Veterans - Service Connected Disability](#)

Last Action: First Reading Budget and Taxation (January 29, 2024)

Primary Sponsor: Senator Benjamin Brooks (D)

Committee: Budget and Taxation (Senate)

Summary:

Expanding eligibility for a property tax exemption for the dwelling house of a disabled veteran to include veterans with at least an 80% service connected disability; and applying the Act to all taxable years beginning after June 30, 2024.

Statutes Amended:

7-208 Article - Tax - Property

[MD - SB640 Property Tax Exemption for Community Solar Energy Generating Systems - Limitation on Generating Capacity - Alteration](#)

Last Action: First Reading Budget and Taxation (January 29, 2024)

Primary Sponsor: Senator Benjamin Brooks (D)

Committee: Budget and Taxation (Senate)

Summary:

Increasing, from 2 megawatts to 5 megawatts, the limitation on the generating capacity for certain community solar energy generating systems that are exempt from personal property taxes.

Cross-filed Bill: HB361

Statutes Amended:

7-237 Article - Tax - Property

7-306.2 Article - Public Utilities

[MD - SB650 Criminal Law - Hate Crimes - Notice and Removal of Item or Symbol](#)

Last Action: First Reading Judicial Proceedings (January 29, 2024)

Primary Sponsor: Senator Cheryl C. Kagan (D)

Committee: Judicial Proceedings (Senate)

Summary:

Requiring law enforcement agencies to promptly notify owners of personal or real property regarding certain items or symbols being placed or inscribed on the property; requiring certain property owners to remove the items or symbols within 24 hours after the certain item or symbol is reported to a law enforcement agency or the property owner receives a certain notification, subject to certain exceptions; and establishing that a penalty for a violation of this Act may only be imposed on an owner of commercial real or personal property.

Cross-filed Bill: HB699

Statutes Amended:

10-305.1,

10-305.2,

10-306 Article - Criminal Law