



MSBA Bill Report 4B - Real Property

(2024.02.09)

February 9, 2024

MD - HB1014 Maryland Estate Tax - Unified Credit

Last Action: Text - First - Maryland Estate Tax - Unified Credit (February 6, 2024)

Primary Sponsor: Delegate Christopher T. Adams (R)

Committee: Ways and Means (House)

Scheduled Hearing:

Ways and Means (House)

Date: February 22, 2024

Time: 1:00pm (EST)

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

Summary:

Altering a certain limit on the unified credit used for determining the Maryland estate tax for decedents dying on or after January 1, 2025; and altering a certain limitation on the amount of the Maryland estate tax for decedents dying on or after January 1, 2025.

Cross-filed Bill: SB928

Statutes Amended:

7-309 Article - Tax - General

MD - HB1039 Condominiums and Homeowners Associations Resale Contracts Notice

Requirements

Last Action: Hearing 2/27 at 1:00 p.m. (February 8, 2024)

Primary Sponsor: Delegate Jen Terrasa (D)

Committee: Environment and Transportation (House)

Scheduled Hearing:

Environment and Transportation (House)

Date: February 27, 2024

Time: 1:00pm (EST)

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

Summary:

Establishing that certain required notices in certain resale contracts may be provided to a purchaser's real estate agent; altering certain fees a council of unit owners or a homeowners association or its agent may charge for providing certain disclosures; and altering the time period from 5 to 7 days within which a purchaser may cancel a resale contract when required notices are not provided.

Cross-filed Bill: SB898

Statutes Amended:

11-135,

11B-106,

11B-108 Article - Real Property

MD - HB1059 Prince George's County - Qualifying Municipal Corporation - Land Use PG/MC 105-24

Last Action: Text - First - Prince George's County - Qualifying Municipal Corporation - Land Use PG/MC 105-24 (February 7, 2024)

Primary Sponsor: Prince George's County Delegation and Montgomery County Delegation

Committee: Environment and Transportation (House)

Summary:

Authorizing a governing body of a qualifying municipal corporation by resolution to exercise the powers of the Prince George's County Planning Board, the zoning hearing examiner for Prince George's County, or the District Council for Prince George's County to make specified land use decisions; subjecting the exercise of those powers to the substantive and procedural requirements and standards established in the Prince George's County zoning ordinance; and providing for the judicial review of certain actions.

MD - HB1063 Criminal Organizations - Criminal Prohibitions, Civil Actions, and Forfeiture

Last Action: Text - First - Criminal Organizations - Criminal Prohibitions, Civil Actions, and Forfeiture (February 7, 2024)

Primary Sponsor: Delegate Nicole A. Williams (D)

Committee: Judiciary (House)

Summary:

Establishing the statute of limitations for a certain civil action for damages resulting from certain participation in a criminal organization; altering certain definitions of "criminal organization" and "underlying crime"; authorizing the filing of and establishing procedures for a civil action for injunctive relief and damages arising out of certain participation in a criminal organization; and establishing procedures for the forfeiture of property connected to certain participation in a criminal organization.

Cross-filed Bill: SB1111

Statutes Amended:

13-601 through 13-637 Article - Criminal Procedure

5-122 Article - Courts and Judicial Proceedings

9-801,

9-804,

9-808, 9-901 through 9-907 Article - Criminal Law

[**MD - HB1104** Prince George's County - Zoning and Land Use - Fairness in Zoning PG/MC 106-24](#)

Last Action: Text - First - Prince George's County - Zoning and Land Use - Fairness in Zoning PG/MC 106-24 (February 7, 2024)

Primary Sponsor: Prince George's County Delegation and Montgomery County Delegation

Committee: Environment and Transportation (House)

Summary:

Providing that, in Prince George's County, the planning board's authority over zoning and subdivision matters is not exclusive and may be subject to review by the district council under certain circumstances; authorizing the district council in Prince George's County to adopt and amend zoning law procedures for certain zoning decisions; prohibiting, in Prince George's County, the district council from amending the zoning laws or zoning classification of certain property in a certain manner; etc.

[**MD - HB1106** Prince George's County - Zoning Amendment - Prohibition PG/MC 115-24](#)

Last Action: Text - First - Prince George's County - Zoning Amendment - Prohibition PG/MC 115-24 (February 7, 2024)

Primary Sponsor: Prince George's County Delegation and Montgomery County Delegation

Committee: Environment and Transportation (House)

Summary:

Prohibiting the Prince George's County district council from amending its zoning law to allow single-family attached dwelling uses on property that is used, or was previously used, as an airport and is located in an area zoned for residential-agricultural use.

[**MD - HB1108** Real Property - Residential Leases - Fee in Lieu of a Security Deposit](#)

Last Action: Hearing 2/23 at 1:00 p.m. (February 8, 2024)

Primary Sponsor: Delegate Regina T. Boyce (D)

Committee: Environment and Transportation (House)

Scheduled Hearing:

Environment and Transportation (House)

Date: February 23, 2024

Time: 1:00pm (EST)

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

Summary:

Authorizing a landlord to offer the payment of a fee in lieu of a security deposit in a residential lease subject to certain requirements; requiring a landlord to purchase certain insurance coverage using a fee in lieu of a security deposit; establishing certain procedural requirements for a landlord and an

insurer relating to certain insurance claims; authorizing a tenant to dispute certain claims by a landlord and providing that claims by a landlord or an insurer are void under certain circumstances; etc.

Statutes Amended:

8-203,

8-203.2 Article - Real Property

[MD - HB1114 Real Property - Landlord and Tenant - Procedures for Failure to Pay Rent, Breach of Lease, and Tenant Holding Over](#)

Last Action: Hearing 2/27 at 1:00 p.m. (February 8, 2024)

Primary Sponsor: Delegate Jen Terrasa (D)

Committee: Environment and Transportation (House)

Scheduled Hearing:

Environment and Transportation (House)

Date: February 27, 2024

Time: 1:00pm (EST)

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

Summary:

Requiring a landlord to provide certain notice to a tenant when a court has issued a warrant of restitution for a failure of a tenant to pay rent, a breach of lease, or a tenant holding over under certain circumstances; establishing certain procedures and requirements for the execution of a warrant for repossession; providing for the disposition of certain personal property following the execution of a warrant of restitution; etc.

Cross-filed Bill: SB992

Statutes Amended:

8-401,

8-402,

8-402.1,

8-407 Article - Real Property

[MD - HB1117 Landlord and Tenant - Failure to Repair Serious and Dangerous Defects - Tenant Remedies \(Tenant Safety Act of 2024\)](#)

Last Action: Hearing 2/27 at 1:00 p.m. (February 8, 2024)

Primary Sponsor: Delegate Vaughn Stewart (D)

Committee: Environment and Transportation (House)

Scheduled Hearing:

Environment and Transportation (House)

Date: February 27, 2024

Time: 1:00pm (EST)

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

Summary:

Establishing that a landlord that offers a residential dwelling unit for rent is deemed to warrant the dwelling fit for human habitation; clarifying that certain mold hazards constitute dangerous conditions and defects for which a tenant may obtain relief; authorizing certain remedies for a tenant if a landlord breaches the warranty of habitability; providing that a court may order certain relief in civil actions relating to the breach of warranty of habitability, including actual damages, abatement of rent, and lease termination; etc.

Cross-filed Bill: SB946

Statutes Amended:

8-211 Article - Real Property

[MD - HB1142 Montgomery County and Prince George's County Enforcement of Local Vacant Property Laws](#)

Last Action: Text - First - Montgomery County and Prince George's County Enforcement of Local Vacant Property Laws (February 7, 2024)

Primary Sponsor: Delegate Ashanti Martinez (D)

Committee: Environment and Transportation (House)

Summary:

Authorizing Montgomery County and Prince George's County to enforce certain local laws related to the maintenance of a vacant dwelling or building owned by a business entity by imposing certain civil and criminal fines and penalties of certain amounts.

Statutes Amended:

12-905 Article - Local Government

[MD - HB1152 Prince George's County District Council - Community Benefits Agreements - Authorization \(Community Empowerment Act\) PG/MC 107-24](#)

Last Action: Text - First - Prince George's County District Council - Community Benefits Agreements - Authorization (Community Empowerment Act) PG/MC 107-24 (February 7, 2024)

Primary Sponsor: Prince George's County Delegation and Montgomery County Delegation

Committee: Environment and Transportation (House)

Summary:

Authorizing the Prince George's County district council to require that a developer negotiate and enter into a community benefits agreement if at least 25% of the residents, landowners, or businesses within a 2-mile radius of the development site oppose the development; requiring the district council

to enforce a community benefits agreement; and requiring the Prince George's County People's Zoning Counsel to represent community members impacted by the proposed development in a dispute over a community benefits agreement.

MD - HB1196 Real Property - Contracts of Sale - Title Report Requirement

Last Action: Hearing 3/05 at 1:00 p.m. (February 9, 2024)

Primary Sponsor: Delegate April Rose (R)

Committee: Environment and Transportation (House)

Scheduled Hearing:

Environment and Transportation (House)

Date: March 5, 2024

Time: 1:00pm (EST)

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

Summary:

Requiring the seller of any real property to provide a title report to the buyer prior to closing; permitting a buyer to rescind a contract of sale for real property under certain circumstances; and providing that a violation of the Act is an unfair, abusive, or deceptive trade practice.

Cross-filed Bill: SB962

Statutes Amended:

10-714 Article - Real Property

13-301 Article - Commercial Law

MD - HB1207 Condominiums - Mandatory Homeowners Insurance Coverage - Detached Units

Last Action: Hearing 3/05 at 1:00 p.m. (February 9, 2024)

Primary Sponsor: Delegate Jesse T. Pippy (R)

Committee: Environment and Transportation (House)

Scheduled Hearing:

Environment and Transportation (House)

Date: March 5, 2024

Time: 1:00pm (EST)

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

Summary:

Limiting the application of a requirement that owners of residential, detached units in a condominium regime carry homeowners insurance coverage to units in condominium regimes composed only of residential, detached units.

Statutes Amended:

11-114 Article - Real Property

MD - HB1208 Common Ownership Communities - Reserve Studies - Exemptions

Last Action: Hearing 3/05 at 1:00 p.m. (February 9, 2024)

Primary Sponsor: Delegate Christopher T. Adams (R)

Committee: Environment and Transportation (House)

Scheduled Hearing:

Environment and Transportation (House)

Date: March 5, 2024

Time: 1:00pm (EST)

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

Summary:

Exempting cooperative housing corporations, condominiums, and homeowners associations from conducting reserve studies on the vote of at least two-thirds of the members or owners.

Cross-filed Bill: SB1050

Statutes Amended:

11-109.4,

11B-112.3 Article - Real Property

5-6B-26.1 Article - Corporations and Associations

MD - HB1224 HousingCommunity Development Program ActFunding

Last Action: Text - First - HousingCommunity Development Program ActFunding (February 8, 2024)

Primary Sponsor: Delegate Aletheia McCaskill (D)

Committee: Appropriations (House)

Summary:

Requiring the Comptroller to distribute \$5,000,000 to a certain Community Development Program Fund; and repealing a certain provision providing for the construction of certain Acts of the General Assembly concerning the Community Development Program Act.

Cross-filed Bill: SB953

Statutes Amended:

17-101,

17-317 Article - Commercial Law

2018 Article - Chapter of the Acts

6-606 Article - Housing and Community Development

MD - HB1225 Ground LeasesApplication for RedemptionProcedures

Last Action: Hearing 3/05 at 1:00 p.m. (February 9, 2024)

Primary Sponsor: Delegate Marvin E. Holmes, Jr. (D)

Committee: Environment and Transportation (House)

Scheduled Hearing:

Environment and Transportation (House)

Date: March 5, 2024

Time: 1:00pm (EST)

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

Summary:

Altering certain requirements for a leasehold tenant to redeem a certain ground lease.

Statutes Amended:

8-804 Article - Real Property

[MD - HB1227 Condominiums - Mandatory Insurance Coverage - Detached Units](#)

Last Action: Hearing 3/05 at 1:00 p.m. (February 9, 2024)

Primary Sponsor: Delegate Marvin E. Holmes, Jr. (D)

Committee: Environment and Transportation (House)

Scheduled Hearing:

Environment and Transportation (House)

Date: March 5, 2024

Time: 1:00pm (EST)

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

Summary:

Altering the types of elements and units for which a council of unit owners is required to maintain certain property insurance; and limiting instances when an owner of a detached unit within a condominium is required to carry homeowners insurance on the entirety of the unit.

Cross-filed Bill: SB1015

Statutes Amended:

11-114 Article - Real Property

[MD - HB1239 Real Estate Brokers - Brokerage Agreements - Requirements](#)

Last Action: Hearing 3/06 at 1:00 p.m. (February 9, 2024)

Primary Sponsor: Delegate Adrian Bofo (D)

Committee: Economic Matters (House)

Scheduled Hearing:

Economic Matters (House)

Date: March 6, 2024

Time: 1:00pm (EST)

Location: House Office Building, Room 230, Annapolis, MD

Summary:

Requiring certain items to be included in a brokerage agreement between a real estate broker and a seller or lessor or a buyer or lessee.

Statutes Amended:

17-534 Article - Business Occupations and Professions

MD - HB1262 Common Ownership Communities - Reserve Studies - Alterations

Last Action: Hearing 3/05 at 1:00 p.m. (February 9, 2024)

Primary Sponsor: Delegate Wayne A. Hartman (R)

Committee: Environment and Transportation (House)

Scheduled Hearing:

Environment and Transportation (House)

Date: March 5, 2024

Time: 1:00pm (EST)

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

Summary:

Exempting the governing bodies of common ownership communities that are not established in Prince George's County or Montgomery County and have six or fewer units or lots from reserve study requirements; and extending the deadline, from 3 to 5 fiscal years, following an initial reserve study that the governing body common ownership community has to attain a certain recommended annual reserve funding level.

Statutes Amended:

11-109.2,

11-109.4,

11B-112.2,

11B-112.3 Article - Real Property

5-6B-26.1 Article - Corporations and Associations

MD - HB1274 Landlord and Tenant Failure to Pay Rent Evidence of Notice to Tenant

Last Action: Hearing 3/05 at 1:00 p.m. (February 9, 2024)

Primary Sponsor: Delegate Melissa Wells (D)

Committee: Environment and Transportation (House)

Scheduled Hearing:

Environment and Transportation (House)

Date: March 5, 2024

Time: 1:00pm (EST)

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

Summary:

Requiring that a complaint to repossess a residential premises for the failure to pay rent include evidence that the landlord provided the tenant with notice of the landlord's intent to file a claim.

Statutes Amended:

8-401 Article - Real Property

[MD - HB1295 Real Property - Residential Rental Apartments - Air-Conditioning Requirements](#)

Last Action: Text - First - Real Property - Residential Rental Apartments - Air-Conditioning Requirements (February 9, 2024)

Primary Sponsor: Delegate Mary A. Lehman (D)

Committee: Environment and Transportation (House)

Summary:

Requiring a landlord to provide air-conditioning to certain residential rental units in a certain manner beginning June 1, 2024, for newly constructed residential rental units and beginning October 1, 2024, for residential rental units that undergo renovation that includes the replacement of electrical systems or heating systems; and applying the Act prospectively.

Statutes Amended:

8-119 Article - Real Property

[MD - HB1300 Montgomery County - Restriction on Use of Real Property - Limitation MC 8-24](#)

Last Action: Text - First - Montgomery County - Restriction on Use of Real Property - Limitation MC 8-24 (February 9, 2024)

Primary Sponsor: Montgomery County Delegation

Committee: Environment and Transportation (House)

Summary:

Providing that certain restrictions on use that prohibit the use of real property in Montgomery County for housing units otherwise authorized under law are void and unenforceable; and applying the Act retroactively to restrictions on use recorded before June 1, 1958.

[MD - HB1449 Zoning Board of Appeals Decisions or Zoning Actions Judicial Review](#)

Last Action: Text - First - Zoning Board of Appeals Decisions or Zoning Actions Judicial Review (February 9, 2024)

Primary Sponsor: Delegate Mary A. Lehman (D)

Committee: Environment and Transportation (House)

Summary:

Applying to charter counties and the City of Baltimore certain provisions relating to a request for judicial review of certain decisions of a board of appeals or a zoning action; specifying when a person is aggrieved by a board of appeals decision or a zoning action of a legislative body for purposes of requesting judicial review by a circuit court; authorizing certain corporations, unincorporated associations, and other organizations to file a request for judicial review of a board of appeals decision or a zoning action; etc.

Cross-filed Bill: SB1045

Statutes Amended:

10-103,

1-401,

4-401 Article - Land Use

MD - SB898 Condominiums and Homeowners Associations - Resale Contracts - Notice Requirements

Last Action: Hearing 3/07 at 1:00 p.m. (February 7, 2024)

Primary Sponsor: Senator Jeff Waldstreicher (D)

Committee: Judicial Proceedings (Senate)

Scheduled Hearing:

Judicial Proceedings (Senate)

Date: March 7, 2024

Time: 1:00pm (EST)

Location: East Miller Senate Building, Room 2, Annapolis, MD

Summary:

Establishing that certain required notices in certain resale contracts may be provided to a purchaser's real estate agent; altering certain fees a council of unit owners or a homeowners association or its agent may charge for providing certain disclosures; and altering the time period within which a purchaser may cancel a resale contract when required notices are not provided.

Cross-filed Bill: HB1039

Statutes Amended:

11-135,

11B-106,

11B-108 Article - Real Property

MD - SB901 Ground Leases Application for Redemption Procedures

Last Action: Hearing 3/07 at 1:00 p.m. (February 7, 2024)

Primary Sponsor: Senator Chris West (R)

Committee: Judicial Proceedings (Senate)

Scheduled Hearing:

Judicial Proceedings (Senate)

Date: March 7, 2024

Time: 1:00pm (EST)

Location: East Miller Senate Building, Room 2, Annapolis, MD

Summary:

Altering the notice requirement for a leasehold tenant to apply to redeem a ground lease to require that a tenant must provide notice only to ground lease holders who have registered a ground lease in accordance with certain law.

Statutes Amended:

8-804 Article - Real Property

[MD - SB906 Housing and Community Development - Conversion of Commercial Buildings for Residential Use - Report](#)

Last Action: Hearing 2/29 at 1:00 p.m. (February 9, 2024)

Primary Sponsor: Senator Malcolm Augustine (D)

Committee: Education, Energy, and the Environment (Senate)

Scheduled Hearing:

Education, Energy, and the Environment (Senate)

Date: February 29, 2024

Time: 1:00pm (EST)

Location: West Miller Senate Building, Room 2, Annapolis, MD

Summary:

Requiring each county and Baltimore City to inventory vacant commercial buildings, develop a plan to convert vacant commercial buildings for residential use, and submit a report to the Department of Housing and Community Development on or before January 1, 2025; requiring each county and Baltimore City to update the report every 2 years; and requiring the Department to establish and maintain a database of vacant commercial buildings in the State that have the potential to be converted for residential use.

Statutes Amended:

6-105 Article - Housing and Community Development

[MD - SB908 Income Tax - Addition Modification - Interest for and Depreciation of Residential Rental Property](#)

Last Action: Text - First - Income Tax - Addition Modification - Interest for and Depreciation of Residential Rental Property (February 6, 2024)

Primary Sponsor: Senator Malcolm Augustine (D)

Committee: Budget and Taxation (Senate)

Scheduled Hearing:

Budget and Taxation (Senate)

Date: February 28, 2024

Time: 1:00pm (EST)

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

Summary:

Providing, under certain circumstances, an addition modification under the Maryland income tax for interest paid or accrued by a certain disqualified single-family property owner in connection with certain single-family residential real property and for any amount deducted by a disqualified single-family property owner for the depreciation of certain single-family residential real property; etc.

Statutes Amended:

10-204,

10-305 Article - Tax - General

MD - SB928 Maryland Estate Tax Unified Credit

Last Action: Hearing 2/28 at 1:00 p.m. (February 6, 2024)

Primary Sponsor: Senator Johnny Mautz (R)

Committee: Budget and Taxation (Senate)

Scheduled Hearing:

Budget and Taxation (Senate)

Date: February 28, 2024

Time: 1:00pm (EST)

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

Summary:

Altering a certain limit on the unified credit used for determining the Maryland estate tax for decedents dying on or after January 1, 2025; and altering a certain limitation on the amount of the Maryland estate tax for decedents dying on or after January 1, 2025.

Cross-filed Bill: HB1014

Statutes Amended:

7-309 Article - Tax - General

MD - SB946 Landlord and Tenant - Failure to Repair Serious and Dangerous Defects - Tenant Remedies (Tenant Safety Act of 2024)

Last Action: Hearing 3/07 at 1:00 p.m. (February 7, 2024)

Primary Sponsor: Senator Ariana B. Kelly (D)

Committee: Judicial Proceedings (Senate)

Scheduled Hearing:

Judicial Proceedings (Senate)

Date: March 7, 2024

Time: 1:00pm (EST)

Location: East Miller Senate Building, Room 2, Annapolis, MD

Summary:

Establishing that a landlord that offers a residential dwelling unit for rent is deemed to warrant the dwelling fit for human habitation; clarifying that certain mold hazards constitute dangerous conditions and defects for which a tenant may obtain relief; authorizing certain remedies for a tenant if a landlord breaches the warranty of habitability; providing that a court may order certain relief in civil actions relating to the breach of warranty of habitability, including actual damages, abatement of rent, and lease termination; etc.

Cross-filed Bill: HB1117

Statutes Amended:

8-211,

8-212 Article - Real Property

MD - SB953 Housing - Community Development Program Act - Funding

Last Action: Text - First - Housing - Community Development Program Act - Funding (February 6, 2024)

Primary Sponsor: Senator Charles E. Sydnor, III (D)

Committee: Budget and Taxation (Senate)

Scheduled Hearing:

Budget and Taxation (Senate)

Date: February 28, 2024

Time: 1:00pm (EST)

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

Summary:

Requiring the Comptroller to distribute \$5,000,000 to a certain Community Development Program Fund; and repealing a certain provision providing for the construction of certain Acts of the General Assembly concerning the Community Development Program Act.

Cross-filed Bill: HB1224

Statutes Amended:

17-101,

17-317 Article - Commercial Law

2018 Article - Chapter of the Acts

6-606 Article - Housing and Community Development

MD - SB962 Real Property Contracts of Sale Title Report Requirement

Last Action: Hearing 3/07 at 1:00 p.m. (February 7, 2024)

Primary Sponsor: Senator Justin Ready (R)

Committee: Judicial Proceedings (Senate)

Scheduled Hearing:

Judicial Proceedings (Senate)

Date: March 7, 2024

Time: 1:00pm (EST)

Location: East Miller Senate Building, Room 2, Annapolis, MD

Summary:

Requiring the seller of any real property to provide a title report to the buyer prior to closing; permitting a buyer to rescind a contract of sale for real property under certain circumstances; and providing that a violation of the Act is an unfair, abusive, or deceptive trade practice.

Cross-filed Bill: HB1196

Statutes Amended:

10-714 Article - Real Property

13-301 Article - Commercial Law

MD - SB992 Real Property - Landlord and Tenant - Procedures for Failure to Pay Rent, Breach of Lease, and Tenant Holding Over

Last Action: Hearing 3/07 at 1:00 p.m. (February 7, 2024)

Primary Sponsor: Senator Joanne C. Benson (D)

Committee: Judicial Proceedings (Senate)

Scheduled Hearing:

Judicial Proceedings (Senate)

Date: March 7, 2024

Time: 1:00pm (EST)

Location: East Miller Senate Building, Room 2, Annapolis, MD

Summary:

Requiring a landlord to provide certain notice to a tenant when a court has issued a warrant of restitution for a failure of a tenant to pay rent, a breach of lease, or a tenant holding over under certain circumstances; establishing certain procedures and requirements for the execution of a warrant for repossession; providing for the disposition of certain personal property following the execution of a warrant of restitution; etc.

Cross-filed Bill: HB1114

Statutes Amended:

8-401,
8-402,
8-402.1,
8-407 Article - Real Property

MD - SB1015 Condominiums Mandatory Insurance Coverage Detached Units

Last Action: Hearing 2/29 at 1:00 p.m. (February 7, 2024)

Primary Sponsor: Senator Nick Charles (D)

Committee: Judicial Proceedings (Senate)

Scheduled Hearing:

Judicial Proceedings (Senate)

Date: February 29, 2024

Time: 1:00pm (EST)

Location: East Miller Senate Building, Room 2, Annapolis, MD

Summary:

Altering the types of elements and units for which a council of unit owners is required to maintain certain property insurance; and limiting instances when an owner of a detached unit within a condominium is required to carry homeowners insurance on the entirety of the unit.

Cross-filed Bill: HB1227

Statutes Amended:

11-114 Article - Real Property

MD - SB1027 Property Tax - Appeals - Definition of "Taxpayer"

Last Action: Text - First - Property Tax - Appeals - Definition of "Taxpayer" (February 6, 2024)

Primary Sponsor: Senator Guy Guzzone (D)

Committee: Budget and Taxation (Senate)

Scheduled Hearing:

Budget and Taxation (Senate)

Date: February 28, 2024

Time: 1:00pm (EST)

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

Summary:

Defining "taxpayer" for purposes of certain provisions of law concerning property tax appeals to mean a person with a legal interest in a property that is subject to an appeal; and applying the Act retroactively to affect any petition for review of an assessment of property filed after December 1, 2022.

MD - SB1045 Zoning Board of Appeals Decisions or Zoning Actions Judicial Review

Last Action: Hearing 3/07 at 1:00 p.m. (February 9, 2024)

Primary Sponsor: Senator Dawn Gile (D)

Committee: Education, Energy, and the Environment (Senate)

Scheduled Hearing:

Education, Energy, and the Environment (Senate)

Date: March 7, 2024

Time: 1:00pm (EST)

Location: West Miller Senate Building, Room 2, Annapolis, MD

Summary:

Applying to charter counties and the City of Baltimore certain provisions relating to a request for judicial review of certain decisions of a board of appeals or a zoning action; specifying when a person is aggrieved by a board of appeals decision or a zoning action of a legislative body for purposes of requesting judicial review by a circuit court; authorizing certain corporations, unincorporated associations, and other organizations to file a request for judicial review of a board of appeals decision or a zoning action; etc.

Cross-filed Bill: HB1449

Statutes Amended:

10-103,

1-401,

4-401 Article - Land Use

MD - SB1048 Environment Tidal Wetland Permit Ownership of Land

Last Action: Text - First - Environment Tidal Wetland Permit Ownership of Land (February 7, 2024)

Primary Sponsor: Senator Johnny Mautz (R)

Committee: Education, Energy, and the Environment (Senate)

Scheduled Hearing:

Education, Energy, and the Environment (Senate)

Date: February 20, 2024

Time: 1:00pm (EST)

Location: West Miller Senate Building, Room 2, Annapolis, MD

Summary:

Requiring the Department of the Environment to transfer certain interest in land to a riparian landowner in fee simple if the landowner obtains a tidal wetland permit for the purpose of creating a living shoreline or other shoreline stabilization measure.

Cross-filed Bill: HB752

Statutes Amended:

16-103,

16-108 Article - Environment

MD - SB1050 Common Ownership Communities Reserve Studies Exemptions

Last Action: Text - First - Common Ownership Communities Reserve Studies Exemptions
(February 7, 2024)

Primary Sponsor: Senator Johnny Mautz (R)

Committee: Judicial Proceedings (Senate)

Scheduled Hearing:

Judicial Proceedings (Senate)

Date: March 7, 2024

Time: 1:00pm (EST)

Location: East Miller Senate Building, Room 2, Annapolis, MD

Summary:

Exempting cooperative housing corporations, condominiums, and homeowners associations from conducting reserve studies on the vote of at least two-thirds of the members or owners.

Cross-filed Bill: HB1208

Statutes Amended:

11-109.4,

11B-112.3 Article - Real Property

5-6B-26.1 Article - Corporations and Associations

MD - SB1088 Environment - Public Participation in the Permitting Process - Alterations

Last Action: Text - First - Environment - Public Participation in the Permitting Process - Alterations
(February 7, 2024)

Primary Sponsor: Senator Mary Washington (D)

Committee: Education, Energy, and the Environment (Senate)

Scheduled Hearing:

Education, Energy, and the Environment (Senate)

Date: February 27, 2024

Time: 1:00pm (EST)

Location: West Miller Senate Building, Room 2, Annapolis, MD

Summary:

Authorizing judicial review of certain environmental permitting and license decisions by the Department of the Environment at the request of certain persons who meet certain federal standing requirements under certain circumstances; requiring a person applying for a certain permit from the

Department to request an EJ Score from the Department for the census tract where the applicant is seeking the permit for purposes of including the score in the permit application; etc.

Statutes Amended:

1-601,

1-601.1,

1-602,

1-603,

1-604,

1-605 through 1-607 Article - Environment

MD - SB1111 Criminal Organizations - Criminal Prohibitions, Civil Actions, and Forfeiture

Last Action: Text - First - Criminal Organizations - Criminal Prohibitions, Civil Actions, and Forfeiture (February 4, 2024)

Primary Sponsor: Senator C. Anthony Muse (D)

Committee: Rules (Senate)

Summary:

Establishing the statute of limitations for a certain civil action for damages resulting from certain participation in a criminal organization; altering certain definitions of "criminal organization" and "underlying crime"; authorizing the filing of and establishing procedures for a civil action for injunctive relief and damages arising out of certain participation in a criminal organization; and establishing procedures for the forfeiture of property connected to certain participation in a criminal organization.

Cross-filed Bill: HB1063

Statutes Amended:

13-601 through 13-637 Article - Criminal Procedure

5-122 Article - Courts and Judicial Proceedings

9-801,

9-804,

9-808, 9-901 through 9-907 Article - Criminal Law