

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 1990.

Approved May 2, 1990.

CHAPTER 297
(House Bill 61)

AN ACT concerning

Maryland Homeowners Association Act – Disclosure of Records

FOR the purpose of permitting a homeowners association to withhold certain information from public inspection; and generally relating to public inspection of books and records under the Maryland Homeowners Association Act.

BY repealing and reenacting, with amendments,
Article – Real Property
Section 11B–112(a)
Annotated Code of Maryland
(1988 Replacement Volume and 1989 Supplement)

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

Article – Real Property

11B–112.

(a) (1) Subject to the provisions of paragraph (2) of this subsection, all books and records kept by or on behalf of the homeowners association shall be made available for examination and copying by a lot owner, a lot owner’s mortgagee, and their respective duly authorized agents or attorneys, during normal business hours, and after reasonable notice.

(2) Books and records kept by or on behalf of a homeowners association may be withheld from public inspection to the extent that they concern:

- (i) Personnel records;
- (ii) An individual’s medical records;
- (III) AN INDIVIDUAL’S FINANCIAL RECORDS;

[[iii]] (IV) Records relating to business transactions that are currently in negotiation; or

[(iv)](V) The written advice of legal counsel.