

Annapolis, Maryland 21404

Dear Mr. President:

In accordance with Article II, Section 17 of the Maryland Constitution, I have today vetoed Senate Bill 587.

Introduced as a comprehensive Condominium Commission revision measure, this bill was substantially amended. As passed, the bill removes the present requirement that, at least 180 days before property is subjected to a condominium regime, the owner and the landlord of each tenant then occupying any portion of the property as his residence, if other than the owner, must give each tenant notice of the intention to create a condominium. Under this bill, all tenants would continue to be entitled to 180 days in which to decide to purchase or find housing elsewhere; however, this 180 day period would no longer be a condition precedent to the filing of the condominium regime. Among other things, the bill also lowers the percentage of unit owner votes necessary to amend the bylaws, adds a requirement that a vendor of a previously sold unit furnish certain documents to a purchaser, and changes the right of a council of unit owners to terminate certain contracts.

Although a statewide bill, the measure has attracted unusual interest in Montgomery County, so much so that I found it desirable to hold a hearing on this bill in order to be fully informed as to its potential impact. As a result of that hearing I am persuaded that at this time the relaxed notice provisions of this measure would combine with the apparently limited low/moderate income housing conditions presently existing in Montgomery County so as to severely dislocate many citizens, particularly those living on fixed incomes.

Accordingly, while I have not concluded that the provisions of this measure are forever without merit, I have decided that their postponement for at least another year is necessary in order to provide both the tenants and the County Government an opportunity to better anticipate and mitigate the impact of such provisions.

For this reason, I have decided to veto Senate Bill 587 and to re-establish the Condominium Commission for the purpose of evaluating the legislative and community reaction to this measure and preparing appropriate legislation for the 1980 Session.

Sincerely,
Harry Hughes
Governor
