

AN ACT concerning

Real Property Liens - Homeowners' Association

FOR the purpose of providing that under certain circumstances certain assessments by homeowners' associations are liens on members' homes; requiring that a certain statement be filed to render these liens effective; requiring the recordation of these liens; entitling a homeowner to a recordable satisfaction of lien if a lien is satisfied; providing for the assessment of late charges and interest; providing for foreclosure of liens by a homeowners' association; setting certain time limitations on filing of statements and on foreclosure of liens; and generally relating to liens by homeowners' associations.

BY adding to

Article - Real Property
Section 9-201 through 9-203, inclusive, to be under the new subtitle "Subtitle 2. Statutory Real Property Lien By A Homeowners' Association"
Annotated Code of Maryland
(1981 Replacement Volume)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That section(s) of the Annotated Code of Maryland read(s) as follows:

Article - Real Property

SUBTITLE 2. STATUTORY REAL PROPERTY LIEN
BY A HOMEOWNERS' ASSOCIATION

9-201.

(A) AN ASSESSMENT BY A HOMEOWNERS' ASSOCIATION OF A MEMBER OF THE ASSOCIATION IS A LIEN ON THE MEMBER'S HOUSE IF:

(1) THE BYLAWS OR THE DECLARATION OF COVENANTS OF THE ASSOCIATION PROVIDE FOR THE ASSESSMENT OF MEMBERS FOR SPECIFIED CHARGES;

(2) THE ASSESSMENT IS FOR THOSE CHARGES; AND

(3) THE BYLAWS OR THE DECLARATION OF COVENANTS OF THE ASSOCIATION PROVIDE THAT AN ASSESSMENT IS A LIEN; AND

~~(3)~~ (4) A STATEMENT OF HOMEOWNERS' ASSOCIATION LIEN IS RECORDED IN THE LAND RECORDS OF THE COUNTY WHERE THE