

and approved. This Act, being necessary for the welfare of the inhabitants of Calvert County, shall be liberally construed to effect the purposes hereof. All Acts and parts of Acts inconsistent with the provisions of this Act are hereby repealed to the extent of such inconsistency.

SECTION 10. AND BE IT FURTHER ENACTED, That this Act shall take effect June 1, 2005.

Approved April 12, 2005.

CHAPTER 55

(House Bill 522)

AN ACT concerning

Homeowners Associations – Annual Charges

FOR the purpose of requiring a homeowners association of a certain development to reduce in a certain manner the annual charge on certain property the value of which has been reduced by the State or county assessments office under certain circumstances; and generally relating to annual charges imposed by homeowners associations.

BY repealing and reenacting, with amendments,

Article – Real Property

Section 11B–113.4

Annotated Code of Maryland

(2003 Replacement Volume and 2004 Supplement)

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

Article – Real Property

11B–113.4.

(a) It is the intent of the General Assembly to prevent unfair treatment of property owners by a homeowners association when annual charges based on the assessed value of property imposed by the homeowners association increase at such a rate that it creates an unexpected windfall for the homeowners association.

(b) In this section, the term “annual charge” means a charge based on the current assessed value of property for county and state property taxes that is levied by a homeowners association on property in a development.

(c) This section only applies to a development that:

(1) Contains at least 13,000 acres of land and has a population of at least 80,000; and