

manner; providing that a certain petition with affidavit and supporting documents shall be filed to commence an action to establish the lien; providing for service of a show cause order with supporting documents and certain notices on the owner; providing that under certain conditions the matters in the petitioner's affidavit shall be considered admitted; providing for entry of final order granting or denying the lien based on the court's evaluation of the law and the evidence; providing for entry of an interlocutory order in certain cases; providing for bond or other security to be filed by the petitioner or the owner in certain cases; requiring a trial date to be set within a certain time if an interlocutory order is entered; repealing a provision providing a certain form for a statement of condominium lien; making certain stylistic changes; and generally relating to the establishment of condominium liens.

BY repealing and reenacting, with amendments,

Article --- Real Property  
Section 11-102(e) and 11-110  
Annotated Code of Maryland  
(1981 Replacement Volume and 1983 Supplement)

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

Article --- Real Property

11-102.

(e) -- All -- instruments -- affecting -- title -- to -- units -- shall -- be -- recorded -- and -- taxed -- as -- in -- other -- real -- property -- transactions. However, -- no -- State -- or -- local -- tax -- may -- be -- imposed -- by -- reason -- of -- the -- execution -- or -- recordation -- of -- the -- declaration, -- bylaws, -- condominium -- plat, -- or -- any -- statement -- of -- condominium -- lien -- recorded -- pursuant -- to -- the -- provisions -- of -- § -- 11-110.

11-110.

(a) -- All -- common -- profits -- shall -- be -- disbursed -- to -- the -- unit -- owners, -- be -- credited -- to -- their -- assessments -- for -- common -- expenses -- in -- proportion -- to -- their -- percentage -- interests -- in -- common -- profits -- and -- common -- expenses, -- or -- be -- used -- for -- any -- other -- purpose -- as -- the -- council -- of -- unit -- owners -- decides.

(b) -- Funds -- for -- the -- payment -- of -- current -- common -- expenses -- and -- for -- the -- creation -- of -- reserves -- for -- the -- payment -- of -- future -- common -- expenses -- shall -- be -- obtained -- by -- assessments -- against -- the -- unit -- owners -- in -- proportion -- to -- their -- percentage -- interests -- in -- common -- expenses -- and -- common -- profits.

(c) -- A -- unit -- owner -- shall -- be -- liable -- for -- all -- assessments, -- or -- installments -- thereof, -- coming -- due -- while -- he -- is -- the -- owner -- of -- a -- unit.