

Section 11-110(d) and 11-113
Annotated Code of Maryland
(1981 Replacement Volume and 1984 Supplement)

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

Article - Real Property

~~11-110-~~

~~(d) Any assessment, until paid, together with interest, late charges, if any, and actual costs of collection, and reasonable attorney's fees, constitutes a lien on the unit on which it is assessed, if a statement of lien is recorded within 2 years after the date the assessment becomes due. The recordation of a grant of a unit for value extinguishes the right of the council of unit owners thereafter to file a statement of condominium lien for assessments, or installments thereof, due prior to the recordation of the grant. The lien shall be effective against a unit from and after the time a statement of condominium lien is recorded among the land records of the county where the unit is located, stating the description of the unit, the name of the record owner, the amount due and the period for which the assessment was due. The clerk shall index the statement of condominium lien under the name of the record owner in the grantor index and in the block index if one is maintained by the clerk. The statement of condominium lien shall state that written notice of intention to file the statement of condominium lien, of the amount due, and of the unit owner's right to request a hearing pursuant to this section, was given to the owner of the unit at the address shown on the roster maintained pursuant to § 11-109(e)(2), by or on behalf of the council of unit owners, at least 15 days in advance of recording. The statement of condominium lien shall be signed and verified by an officer or agent of the council of unit owners as specified in the bylaws and then may be recorded. The owner of the unit may, before recording, obtain a hearing before the Board of Directors by requesting a hearing in writing within 15 days after notice is given, if the owner believes that the amounts stated in the written notice or in the statement of condominium lien are erroneous, or are otherwise not due as claimed. After a hearing, or 15 days after notice is given if no hearing is requested, the statement of condominium lien may be recorded. After the statement of condominium lien is recorded, the owner of the unit may petition the circuit court for the county in which the condominium is located to reform the recorded statement of condominium lien to correct any error therein. On full payment of the assessment and other permitted amounts for which the lien is claimed the unit owner shall be entitled to a recordable satisfaction of the lien in any form used for the release of mortgages in the county in which the condominium is located. Fees and charges imposed under § 11-109(d) and fines imposed under § 11-113 are enforceable as assessments under this section.~~