

CHAPTER 359

(Senate Bill 676)

AN ACT concerning

Real Property - Condominiums - Limited Common Elements

FOR the purpose of authorizing, under certain circumstances, assessments for maintenance expenses of limited common elements to condominium unit owners who are given exclusive use of those elements.

BY repealing and reenacting, with amendments,

Article - Real Property  
Section 11-110(b)  
Annotated Code of Maryland  
(1981 Replacement Volume and 1985 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.

(b) (1) 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.

(2) (i) Where provided in the declaration or the bylaws, charges for utility services may be assessed and collected on the basis of usage rather than on the basis of percentage interests.

(II) IF PERMITTED PROVIDED BY THE DECLARATION OR-BYLAWS, ASSESSMENTS FOR EXPENSES RELATED TO MAINTENANCE OF THE CONDOMINIUM LIMITED COMMON ELEMENTS MAY BE CHARGED TO THE UNIT OWNER OR OWNERS WHO ARE GIVEN THE EXCLUSIVE RIGHT TO USE THE LIMITED COMMON ELEMENTS.

[[ii]] (III) Assessments for charges under [subparagraph (i) of] this paragraph may be enforced in the same manner as assessments for common expenses.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 1986.

Approved May 13, 1986.

---