

(House Joint Resolution No. 2)

A House Joint Resolution concerning

Condominium Documents - Plain Language

FOR the purpose of encouraging the drafting of condominium documents in a manner that is easily comprehensible by the general public.

WHEREAS, Condominium ownership offers many advantages to the average citizen; and

WHEREAS, The purchase of a condominium is usually one of the most financially significant transactions in the life of an average citizen; and

WHEREAS, When a person buys a condominium, the person becomes affected by or bound by a number of documents, including the contract of sale, the condominium declaration, the condominium bylaws, and condominium rules and regulations; and

WHEREAS, It is prudent for prospective condominium buyers to understand the documents that will bind or affect them; and

WHEREAS, Condominium documents drafted in language easily understood by the general public would facilitate condominium administration by the condominium's board of directors, whose members usually are unskilled in the law, and would facilitate understanding by owners and prospective buyers of condominiums; and

WHEREAS, Condominium documents often are drafted in a manner that is not readily understandable by the average owner or prospective buyer of a condominium; now, therefore, be it

RESOLVED BY THE GENERAL ASSEMBLY OF MARYLAND, That those who draft condominium documents are encouraged to draft them in a manner that is easily comprehensible by the general public; and be it further

RESOLVED, That those who draft condominium documents are encouraged to divide and caption the condominium documents to facilitate reading and reference, and to write in a clear, concise, and coherent manner, using sentences and paragraphs of moderate length, and, where possible, using words of commonly understood meanings; and be it further

RESOLVED, That those who draft condominium documents are encouraged to include in the documents definitions of words that are not commonly understood, if it is necessary to use those words, and if the definition is not so lengthy or complex that it