

providers to pay a certain reasonable fee for use of common areas or common elements; requiring a day care provider to obtain certain insurance; providing for the application of this Act; defining certain terms; and generally relating to the recorded covenants and restrictions, bylaws, rules and restrictions, and declarations of homeowners associations and condominiums.

BY adding to

Article - Real Property
Section 11-111.1 and 11B-111.1
Annotated Code of Maryland
(1988 Replacement Volume and 1988 Supplement)

BY repealing and reenacting, without amendments,

Article - Real Property
Section 11B-101(b), (d), (f), (g), (h), and (j)
Annotated Code of Maryland
(1988 Replacement Volume and 1988 Supplement)

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

Article - Real Property

11-111.1.

~~{A}--A PROVISION OF THE DECLARATION, BYLAWS, OR RULES--OF--A CONDOMINIUM--THAT--PROHIBITS--OR--RESTRICTS--COMMERCIAL--OR--BUSINESS ACTIVITY--MAY--NOT--BE--CONSTRUED--TO--PROHIBIT--THE--PROVIDING--OF--FAMILY DAY--CARE--SERVICES--REGISTERED--UNDER--PART--V--OF--TITLE--57--SUBTITLE--5 OF--THE--FAMILY--LAW--ARTICLE--IN--A--UNIT--BY:~~

~~{1}--THE--UNIT--OWNER,--OR~~

~~{2}--A--TENANT--WHO:~~

~~{1}--IS--LEASING--THE--UNIT--IN--CONFORMITY--WITH--ALL OTHER--APPLICABLE--REQUIREMENTS--OF--THE--DECLARATION,--BYLAWS,--AND RULES,--AND~~

~~{II}--HAS--WRITTEN--APPROVAL--FROM--THE--UNIT--OWNER.~~

~~{B}--THE--COUNCIL--OF--UNIT--OWNERS--OR--BOARD--OF--DIRECTORS--OF--A CONDOMINIUM--MAY--NOT--DISCRIMINATE--AGAINST--A--UNIT--USED--AS--A--FAMILY DAY--CARE--HOME--IN--THE--ENFORCEMENT--OF--THE--DECLARATION,--BYLAWS,--OR RULES--OF--THE--CONDOMINIUM.~~

11B-111.1.