

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

Article - Real Property

14-124.

(A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.

(2) "COMMUNITY ASSOCIATION" MEANS A MARYLAND NONPROFIT ASSOCIATION, CORPORATION, OR OTHER ORGANIZATION THAT:

(I) IS COMPRISED OF AT LEAST ~~25% OF ADULT RESIDENTS~~ 20% OF THE TOTAL NUMBER OF HOUSEHOLDS AS MEMBERS, WITH A MINIMUM MEMBERSHIP OF 25 HOUSEHOLDS, OF A LOCAL COMMUNITY ~~CONSISTING THAT~~ CONSISTS OF 40 OR MORE INDIVIDUAL HOUSEHOLDS AS DEFINED BY SPECIFIC GEOGRAPHIC BOUNDARIES IN THE BYLAWS OR CHARTER OF THE COMMUNITY ASSOCIATION;

(II) REQUIRES, AS A CONDITION OF MEMBERSHIP, THE ~~VOLUNTARY~~ PAYMENT OF MONETARY DUES AT LEAST ANNUALLY;

(III) IS OPERATED PRIMARILY FOR THE PROMOTION OF SOCIAL WELFARE AND GENERAL NEIGHBORHOOD IMPROVEMENT AND ENHANCEMENT;

(IV) HAS BEEN IN EXISTENCE FOR AT LEAST ~~2 YEARS~~ 1 YEAR WHEN IT FILES SUIT UNDER THIS SECTION;

(V) 1. IS EXEMPT FROM TAXATION UNDER § 501(C)(3) OR (4) OF THE INTERNAL REVENUE CODE; ~~AND OR~~

2. HAS BEEN INCLUDED FOR A PERIOD OF AT LEAST 1 YEAR PRIOR TO BRINGING AN ACTION UNDER THIS SECTION IN THE "DIRECTORY OF ORGANIZATIONS IN BALTIMORE COUNTY" THAT IS PUBLISHED BY THE BALTIMORE COUNTY PUBLIC LIBRARY; AND

(VI) ~~IN THE CASE OF A MARYLAND CORPORATION,~~ IS IN GOOD STANDING.

(3) "LOCAL CODE VIOLATION" MEANS A VIOLATION UNDER ~~THE FOLLOWING PROVISIONS OF THE BALTIMORE COUNTY CODE AS AMENDED FROM TIME TO TIME OR UNDER ANY APPLICABLE CODE RELATING TO THE FOLLOWING PROVISIONS INCORPORATED INTO THE BALTIMORE COUNTY CODE BY REFERENCE:~~

~~(I) ANIMAL CONTROL PROVISIONS UNDER TITLE 6;~~

~~(II) BUILDING AND BUILDING CODE REGULATIONS UNDER TITLE~~

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~~(III) FIRE PREVENTION CODE UNDER TITLE 16, ARTICLE II;~~

~~(IV) LIVABILITY CODE UNDER TITLE 18, ARTICLE III;~~