

CHAPTER 365

(House Bill 387)

AN ACT concerning

**Real Property - Nuisance Abatement and Local Code Enforcement -
Community Associations**

FOR the purpose of altering the definition of "community association" under certain provisions of law relating to standing of certain community associations in Baltimore City to seek judicial relief for abatement of certain nuisances; altering certain notice provisions; altering the unit authorized to provide a copy of a certain notice; making stylistic changes; and generally relating to abatement of certain nuisances in Baltimore City.

BY repealing and reenacting, without amendments,

Article - Real Property

Section 14-123(a)(1)

Annotated Code of Maryland

(1996 Replacement Volume and 1998 Supplement)

BY repealing and reenacting, with amendments,

Article - Real Property

Section 14-123(a)(2) and (c)

Annotated Code of Maryland

(1996 Replacement Volume and 1998 Supplement)

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

Article - Real Property

14-123.

(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] 25 HOUSEHOLDS OR 25% OF THE HOUSEHOLDS, WHICHEVER IS LESS, of a local [community] NEIGHBORHOOD consisting of 40 or more individual households as defined by specific geographic boundaries in the bylaws or charter of the 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;