

resolution services under certain circumstances; and generally relating to the resolution of homeowners association covenant disputes in Charles County.

BY repealing and reenacting, with amendments,

Article – Real Property

Section 11B–104

Annotated Code of Maryland

(1996 Replacement Volume and 2002 Supplement)

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

**Article – Real Property**

11B–104.

(a) The provisions of all laws, ordinances, and regulations concerning building codes or zoning shall have full force and effect to the extent that they apply to a development and shall be construed and applied with reference to the overall nature and use of the property without regard to whether the property is part of a development.

(b) A local government may not enact any law, ordinance, or regulation which would:

(1) Impose a burden or restriction on property which is part of a development because it is part of a development;

(2) Require that additional disclosures relating to the development be made to purchasers of lots within the development, other than the disclosures required by § 11B–105, § 11B–106, or § 11B–107 of this title;

(3) Provide that the disclosures required by § 11B–105, § 11B–106, or § 11B–107 of this title be registered or otherwise subject to the approval of any governmental agency;

(4) Provide that additional cancellation rights be provided to purchasers, other than the cancellation rights under § 11B–108(b) and (c) of this title;

(5) Create additional implied warranties or require additional express warranties on improvements to common areas other than those warranties described in § 11B–110 of this title; or

(6) Expand the open meeting requirements of § 11B–111 of this title or open record requirements of § 11B–112 of this title.

(C) SUBJECT TO THE PROVISIONS OF THIS TITLE, A CODE HOME RULE COUNTY LOCATED IN THE SOUTHERN MARYLAND CLASS, AS IDENTIFIED IN ARTICLE 25B, § 2 OF THE CODE, MAY ESTABLISH A HOMEOWNERS ASSOCIATION COMMISSION WITH THE AUTHORITY TO HEAR AND RESOLVE DISPUTES BETWEEN A HOMEOWNERS ASSOCIATION AND A HOMEOWNER REGARDING THE ENFORCEMENT OF THE