

BY adding to

Article – Real Property

Section 14–125.2

Annotated Code of Maryland

(2003 Replacement Volume and 2006 Supplement)

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

Article – Courts and Judicial Proceedings

4–401.

Except as provided in § 4–402 of this subtitle, and subject to the venue provisions of Title 6 of this article, the District Court has exclusive original civil jurisdiction in:

(7) A petition of injunction filed by:

(i) A tenant in an action under § 8–211 of the Real Property Article or a local rent escrow law; or

(ii) A person who brings an action under [§ 14–120 or § 14–125.1] § 14–120, § 14–125.1, OR § 14–125.2 of the Real Property Article;

Article – Real Property

14–125.2.

(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 20% OF THE TOTAL NUMBER OF HOUSEHOLDS AS MEMBERS OF A LOCAL COMMUNITY 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 PAYMENT OF MONETARY DUES AT LEAST ANNUALLY;~~