

AN ACT concerning

Condominiums - Property Insurance Deductible - Unit Owner Responsibility

FOR the purpose of altering the maximum amount of the responsibility of certain condominium unit owners for the council of unit owners property insurance deductible under certain circumstances; altering the amount of the council of unit owners property insurance deductible that is a common expense; and generally relating to the responsibility of certain condominium unit owners for the council of unit owners' property insurance deductible.

BY repealing and reenacting, without amendments,
Article - Real Property
Section 11-114(a) and (c)
Annotated Code of Maryland
(2003 Replacement Volume and 2007 Supplement)

BY repealing and reenacting, with amendments,
Article - Real Property
Section 11-114(g)(2)
Annotated Code of Maryland
(2003 Replacement Volume and 2007 Supplement)

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

Article - Real Property

11-114.

(a) Commencing not later than the time of the first conveyance of a unit to a person other than the developer, the council of unit owners shall maintain, to the extent reasonably available:

(1) Property insurance on the common elements and units, exclusive of improvements and betterments installed in units by unit owners, insuring against those risks of direct physical loss commonly insured against, in amounts determined by the council of unit owners but not less than any amounts specified in the declaration or bylaws; and

(2) Comprehensive general liability insurance, including medical payments insurance, in an amount determined by the council of unit owners, but not less than any amount specified in the declaration or bylaws, covering occurrences commonly insured against for death, bodily injury, and property damage arising out of or in connection with the use, ownership, or maintenance of the common elements.