

# SENATE BILL 1184

N1

7lr3790  
CF HB 1437

---

By: **Senator Muse**

Constitutional Requirements Complied with for Introduction in the last 35 Days of Session

Introduced and read first time: March 9, 2017

Assigned to: Judicial Proceedings

---

## A BILL ENTITLED

1 AN ACT concerning

2 **Foreclosed and Vacant Residential Property – Common Ownership**  
3 **Communities – Payment of Regular Assessments**

4 FOR the purpose of requiring, with regard to a residential property in a common ownership  
5 community that is in foreclosure and vacant, the secured party that files the action  
6 to foreclose a mortgage or deed of trust on the residential property to pay certain  
7 regular assessments for a certain period of time under certain circumstances;  
8 making a secured party that fails to pay regular assessments under certain  
9 circumstances subject to a certain fine; defining certain terms; and generally relating  
10 to the payment of regular assessments on foreclosed and vacant residential property  
11 in common ownership communities.

12 BY repealing and reenacting, without amendments,  
13 Article – Real Property  
14 Section 7–105.1(a)(12)  
15 Annotated Code of Maryland  
16 (2015 Replacement Volume and 2016 Supplement)

17 BY adding to  
18 Article – Real Property  
19 Section 7–114  
20 Annotated Code of Maryland  
21 (2015 Replacement Volume and 2016 Supplement)

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

24 **Article – Real Property**

25 7–105.1.

---

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 (a) (12) "Residential property" means real property improved by four or fewer  
2 single family dwelling units that are designed principally and are intended for human  
3 habitation.

4 **7-114.**

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

7 (2) "COMMON OWNERSHIP COMMUNITY" MEANS:

8 (I) A CONDOMINIUM, AS DEFINED IN § 11-101 OF THIS  
9 ARTICLE, THAT IS USED ONLY FOR RESIDENTIAL PURPOSES;

10 (II) A COOPERATIVE HOUSING CORPORATION, AS DEFINED IN §  
11 5-6B-01 OF THE CORPORATIONS AND ASSOCIATIONS ARTICLE; OR

12 (III) A HOMEOWNERS ASSOCIATION, AS DEFINED IN § 11B-101  
13 OF THIS ARTICLE.

14 (3) "RESIDENTIAL PROPERTY" HAS THE MEANING STATED IN §  
15 7-105.1 OF THIS SUBTITLE.

16 (4) "VACANT" MEANS PROPERTY THAT IS:

17 (I) ABANDONED BY ALL LAWFUL RESIDENTS;

18 (II) NEGLECTED BY THE OWNER OR PROPERTY MANAGER OF  
19 THE RESIDENTIAL PROPERTY WITH REGARD TO THE FUNDAMENTAL DUTIES OF  
20 PROPERTY OWNERSHIP; AND

21 (III) POSING A THREAT TO PUBLIC SAFETY.

22 (B) IF A RESIDENTIAL PROPERTY IN A COMMON OWNERSHIP COMMUNITY IS  
23 IN FORECLOSURE AND VACANT, THE SECURED PARTY THAT FILED THE ACTION TO  
24 FORECLOSE THE MORTGAGE OR DEED OF TRUST ON THE RESIDENTIAL PROPERTY  
25 SHALL PAY TO THE GOVERNING BODY OF THE COMMON OWNERSHIP COMMUNITY IN  
26 WHICH THE RESIDENTIAL PROPERTY IS LOCATED THE REGULAR ASSESSMENTS FOR  
27 COMMON EXPENSES THAT ARE LEVIED IN ACCORDANCE WITH THE REQUIREMENTS  
28 OF THE GOVERNING DOCUMENTS OF THE COMMON OWNERSHIP COMMUNITY:

29 (1) STARTING 30 DAYS AFTER THE ACTION TO FORECLOSE WAS  
30 FILED; AND

1           **(2) UNTIL THE TITLE TO THE RESIDENTIAL PROPERTY IS RECORDED**  
2 **BY THE NEW OWNER AFTER THE FORECLOSURE SALE.**

3           **(C) A SECURED PARTY THAT FAILS TO PAY THE REGULAR ASSESSMENTS AS**  
4 **REQUIRED UNDER THIS SECTION IS SUBJECT TO A FINE OF \$500 PER MONTH OF**  
5 **NONPAYMENT, PAYABLE TO THE GOVERNING BODY OF THE COMMON OWNERSHIP**  
6 **COMMUNITY IN WHICH THE RESIDENTIAL PROPERTY IS LOCATED.**

7           SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
8 October 1, 2017.