



MSBA Bill Report 2A - Real Property Law

(2024.01.23)

January 23, 2024

[MD - SB392 Agricultural Land - Adversarial Foreign Governments - Restrictions on Property Interests](#)

Last Action: Text - First - Agricultural Land - Adversarial Foreign Governments - Restrictions on Property Interests (January 18, 2024)

Primary Sponsor: Senator Jason C. Gallion (R)

Committee: Education, Energy, and the Environment (Senate)

Summary:

Prohibiting adversarial foreign governments from purchasing, acquiring, leasing, or holding any property interest in agricultural land in the State; and requiring the Attorney General to enforce the Act in a certain manner.

Statutes Amended:

14-101,

14-101.1 Article - Real Property

[MD - SB400 Corporations and Associations Definitions, Emergencies, and Outstanding Stock](#)

[Revisions](#)

Last Action: Hearing 2/07 at 2:00 p.m. (January 18, 2024)

Primary Sponsor: Senator Chris West (R)

Committee: Judicial Proceedings (Senate)

Scheduled Hearing:

Judicial Proceedings (Senate)

Date: February 7, 2024

Time: 2:00pm (EST)

Location: East Miller Senate Building, Room 2, Annapolis, MD

Summary:

Altering certain definitions as they relate to certain Maryland business entities; authorizing a corporation to adopt certain emergency bylaws; authorizing a corporation to take certain actions during an emergency; limiting the liability of certain persons for certain corporate acts taken during an emergency; and clarifying when certain stock is outstanding.

Statutes Amended:

1-101,

2-101,

2-116 through 2-118,

2-310,

8-601.1 Article - Corporations and Associations

[MD - SB413 Discrimination - Military Status - Prohibition](#)

Last Action: Hearing 2/08 at 1:00 p.m. (January 18, 2024)

Primary Sponsor: Senator Dawn Gile (D)

Committee: Judicial Proceedings (Senate)

Scheduled Hearing:

Judicial Proceedings (Senate)

Date: February 8, 2024

Time: 1:00pm (EST)

Location: East Miller Senate Building, Room 2, Annapolis, MD

Summary:

Prohibiting discrimination based on military status with regard to public accommodation, housing, employment, financial transactions, education, insurance, the provision of public utility services, and State personnel actions.

Statutes Amended:

12-305,

12-503,

12-603,

12-702,

12-704 Article - Commercial Law

13-303,

2-206,

26-701,

26-703,

26-704 Article - Education

15-1A-22,

2-202 Article - Insurance

17-402,

17-402.1,

7-507 Article - Public Utilities

19-342,

19-355,

2-1001,

2-1002,

2-1003,

2-1004 Article - Health - General

20-101,

20-1103,

20-302,

20-304,

20-401,

20-402,
20-501,
20-601,
20-602,
20-603,
20-604,
20-605,
20-606,
20-610,
20-702,
20-704,
20-705,
20-707 Article - State Government

2-302 Article - State Personnel and Pensions

8-707 Article - Human Services

MD - SB423 Real Property - Recordation - Procedures

Last Action: Text - First - Real Property - Recordation - Procedures (January 19, 2024)

Primary Sponsor: Senator Mary-Dulany James (D)

Committee: Judicial Proceedings (Senate)

Summary:

Requiring a county treasurer, tax collector, or director of finance to provide a certificate enumerating certain taxes, assessments, and charges against a property and to establish certain procedures to facilitate the issuance of a certificate; requiring a collecting agent presented with a certificate to endorse a deed and establishing that this endorsement is sufficient authority for a transfer on the assessment books; authorizing a county or municipality to collect a fee of up to \$55 for the issuance of a certain certificate; etc.

Statutes Amended:

3-104,

3-703 Article - Real Property

MD - SB446 Local Government - Condominium and Homeowners Associations - Repair and Rehabilitation Funds

Last Action: Text - First - Local Government - Condominium and Homeowners Associations - Repair and Rehabilitation Funds (January 22, 2024)

Primary Sponsor: Senator C. Anthony Muse (D)

Committee: Budget and Taxation (Senate)

Summary:

Authorizing a county or a municipality to establish a certain fund for the purpose of providing support for the repair of infrastructure in a community subject to a condominium association or a homeowners association; and requiring that certain property tax revenues be assigned to a fund created under the Act.

Cross-filed Bill: HB280

Statutes Amended:

1-1319 Article - Local Government

[MD - SB447 Residential Owners in Common Ownership Communities - Bill of Rights](#)

Last Action: Text - First - Residential Owners in Common Ownership Communities - Bill of Rights (January 22, 2024)

Primary Sponsor: Senator C. Anthony Muse (D)

Committee: Judicial Proceedings (Senate)

Summary:

Establishing a bill of rights for unit owners of a condominium, members of a cooperative housing corporation, and lot owners of a homeowners association.

Cross-filed Bill: HB266

Statutes Amended:

1-105 Article - Real Property

[MD - SB452 Courts - Prohibited Liability Agreements - Recreational Facilities](#)

Last Action: Text - First - Courts - Prohibited Liability Agreements - Recreational Facilities (January 22, 2024)

Primary Sponsor: Senator Jill P. Carter (D)

Committee: Judicial Proceedings (Senate)

Summary:

Establishing that a provision in a contract or agreement relating to the use of a recreational facility that purports to limit the recreational facility's liability, or release the recreational facility from or indemnify or hold harmless the recreational facility against liability, for injury caused by or resulting from the negligence or other wrongful acts of the recreational facility or its agents or employees is void and unenforceable under certain circumstances.

Cross-filed Bill: HB162

Statutes Amended:

5-401.2 Article - Courts and Judicial Proceedings

[MD - SB461 State Real Estate Commission - Complaints - Advertising Violations](#)

Last Action: Text - First - State Real Estate Commission - Complaints - Advertising Violations (January 22, 2024)

Primary Sponsor: Senator Ron Watson (D)

Committee: Education, Energy, and the Environment (Senate)

Summary:

Providing that a complaint filed with the State Real Estate Commission alleging an advertising violation may be made anonymously but must be accompanied by documentary or other evidence.

Statutes Amended:

17-323 Article - Business Occupations and Professions

[MD - SB462 Licensed Real Estate Brokers - Branch Offices - Designation of Managers](#)

Last Action: Text - First - Licensed Real Estate Brokers - Branch Offices - Designation of Managers (January 22, 2024)

Primary Sponsor: Senator Ron Watson (D)

Committee: Education, Energy, and the Environment (Senate)

Summary:

Authorizing a licensed real estate broker to designate himself or herself as the manager of a branch office maintained by the licensed real estate broker.

Statutes Amended:

17-518 Article - Business Occupations and Professions

[MD - SB465 Common Ownership Communities - Electric Vehicle Recharging Equipment \(Electric Vehicle Recharging Equipment Act of 2024\)](#)

Last Action: Text - First - Common Ownership Communities - Electric Vehicle Recharging Equipment (Electric Vehicle Recharging Equipment Act of 2024) (January 22, 2024)

Primary Sponsor: Senator Ariana B. Kelly (D)

Committee: Judicial Proceedings (Senate)

Summary:

Altering requirements for procedures relating to electric vehicle recharging equipment to include electric bicycles; establishing requirements and procedures relating to an application to the governing body of a cooperative housing corporation to install or use electric vehicle recharging equipment; and requiring the Department of Housing and Community Development to publish certain information on its common ownership community website.

Cross-filed Bill: HB159

Statutes Amended:

11-111.4,

11B-111.8 Article - Real Property

2-303 Article - Housing and Community Development

5-6B-23.1 Article - Corporations and Associations

MD - SB469 Maryland Cannabis Administration Cannabis Licensing Protests of Renewal

Last Action: Text - First - Maryland Cannabis Administration Cannabis Licensing Protests of Renewal (January 22, 2024)

Primary Sponsor: Senator Cory V. McCray (D)

Committee: Finance (Senate)

Summary:

Authorizing certain individuals who are residents, commercial tenants who are not holders of or applicants for a license, or real estate owners, and who are located within 1,000 feet of the licensed premises to file a protest with the Maryland Cannabis Administration against the renewal of a cannabis license; providing that a protest against a license renewal may be filed with the Administration by at least 10 individuals; and establishing standards and requirements for the Administration's consideration of a protest filed under the Act.

Statutes Amended:

36-411 Article - Alcoholic Beverages and Cannabis

MD - SB481 Renters' Rights and Stabilization Act of 2024

Last Action: Text - First - Renters' Rights and Stabilization Act of 2024 (January 22, 2024)

Primary Sponsor: President

Committees:

Judicial Proceedings (Senate)

Education, Energy, and the Environment (Senate)

Summary:

Increasing maximum surcharges for certain eviction proceedings from \$8 to \$93 and prohibiting the District Court from assigning the surcharge against a tenant; altering the priority and criteria in the Statewide Rental Assistance Voucher Program that are followed by the Department of Housing and Community Development and public housing agencies for providing vouchers and housing assistance payments to families; limiting the maximum security deposit required by a residential lease to 1 month's rent; etc.

Statutes Amended:

14-133,
8-119, 8-203,
8-208,
8-401 Article - Real Property
4-2901,
4-2906,
5-101 through 5-104 Article - Housing and Community Development
7-301 Article - Courts and Judicial Proceedings

MD - SB483 Maryland Community Investment Corporation - Establishment (Housing and Community Development Financing Act of 2024)

Last Action: Text - First - Maryland Community Investment Corporation - Establishment (Housing and Community Development Financing Act of 2024) (January 22, 2024)

Primary Sponsor: President

Committees:

Budget and Taxation (Senate)
Education, Energy, and the Environment (Senate)

Summary:

Establishing the Maryland Community Investment Corporation as an independent unit to make investments in certain low-income communities; requiring the Corporation to apply for an allocation of federal new markets tax credits; expanding the eligible uses of the Strategic Demolition and Smart Growth Impact Fund to include grants and loans for debt payments and for credit enhancement for certain projects; etc.

Statutes Amended:

10-1101 through 10-1123, 9-101 Article - Economic Development
4-508 Article - Housing and Community Development

MD - SB484 Land Use - Affordable Housing - Zoning Density and Permitting (Housing Expansion and Affordability Act of 2024)

Last Action: Text - First - Land Use - Affordable Housing - Zoning Density and Permitting (Housing Expansion and Affordability Act of 2024) (January 22, 2024)

Primary Sponsor: President

Committee: Education, Energy, and the Environment (Senate)

Summary:

Prohibiting a local legislative body from prohibiting the placement of a certain manufactured home in certain residential zoning districts under certain circumstances; prohibiting a local jurisdiction from

using an element of an adequate public facilities law to deny certain permits for certain State-funded affordable housing projects or other qualified projects or to restrict or limit the development of the projects in a certain manner; etc.

Statutes Amended:

10-103,

1-401,

4-104,

7-101,

7-105, 7-501 through 7-506 Article - Land Use