

**SECTIONS OF TITLE 11B OF THE REAL PROPERTY ARTICLE OF THE
MARYLAND CODE (THE HOMEOWNERS ASSOCIATION ACT) THAT WOULD
APPLY TO COMMUNITY BENEFIT ASSOCIATIONS**

11B-101 – Definitions

11B-102(g) [This subsection would be added to the HOA Act by the Community Benefit Association legislation] - Provides that with the exception of sections of Title 11B of the Real Property Article specified in the Community Benefit Associations subtitle, Title 11B does not apply to community benefit associations

11B-104 - Prohibits local governments from enacting laws creating obligations different than or in addition to those stated in certain sections of Title 11B

11B-105 - Sets forth certain requirements in connection with the initial sale of a lot in a development regarding such matters as notice to the purchaser, contract of sale language, and information and documents to be provided to the purchaser

11B-106 - Sets forth requirements similar to those in section 105 regarding the resale of a lot in a development

11B-106.2 - specifies requirements regarding notice of a sale of common areas

11B-107 - Sets forth certain requirements regarding the initial sale of a lot in a development to a non-residential purchaser

11B-108 – States the grounds for cancellation of a purchase contract by a prospective buyer and for the return of deposits

11B-109 – Imposes liability for damages on the seller of a lot making false statements to a buyer, unless the seller had reasonable grounds to believe and did believe the statements were true

11B-110 – Creates an implied 2-year warranty for a homeowners association that improvements to common areas made by the developer are free from faulty materials and constructed in a workmanlike manner in accordance with sound engineering standards

11B-112.1 – Allows a homeowners association to impose a late charge (with certain limitations) on delinquent assessment payments

11B-112.2 - specifies budget requirements for maintaining and repairing common areas

11B-113 – Creates a homeowners association records depository in the office of the clerk of the county court

11B-113.1 - Allows notice of meetings by electronic transmission

11B-113.2 - Allows lot owners to vote by electronic transmission

11B-113.3 – Allows the deletion of covenants restricting ownership on the basis of race, religion or national origin

11B-113.4 - Imposes an annual cap of 10% on any increase in the annual charge attributable to a revaluation of properties for county and State property taxes, except under certain circumstances

11B-113.5 – Establishes a process for annexation of properties to CA villages

11B-114 - Authorizes the imposition of a reasonable electronic payment fee for assessments paid by credit/debit card

11B-117 – Allows a homeowners association, in addition to other legal remedies, to enforce the payment of assessments by imposing a lien on a lot in accordance with the Maryland Contract Lien Act