

Department of Legislative Services
 Maryland General Assembly
 2022 Session

FISCAL AND POLICY NOTE
 Enrolled - Revised

House Bill 107

(Delegated Rules, *et al.*)

Environment and Transportation

Judicial Proceedings

Cooperative Housing Corporations, Condominiums, and Homeowners
 Associations - Reserve Studies - Statewide

This bill requires an updated study every five years of the reserves needed for future major repairs and replacement of the common elements of a cooperative housing corporation or condominium, or the common areas of a homeowners association (HOA). The bill repeals statutory provisions that limit applicability to required reserve studies and related provisions only to those types of communities in Montgomery and Prince George's counties. The bill specifies that the reserve study requirements are applicable only to residential condominiums.

Fiscal Summary

State Effects: The bill does not materially affect State operations or finances.

Local Effects: The bill does not materially affect local operations or finances.

Small Business Effects: Minimal.

Analysis

Bill Summary/Current Law: The bill generally extends statutory provisions (as shown below) that currently require reserve studies in Montgomery and Prince George's counties only to be applicable statewide. However, the bill specifies that provisions regarding condominiums are only applicable to residential condominiums. Existing statutory provisions specify the time by which initial and ongoing reserve studies must be conducted in Montgomery and Prince George's counties (these dates are unchanged by the bill).