

Defeated HB1102 Maryland Home Improvement Commission- Contractors and Subcontractors- License Suspension and Permits- Requires MHIC to suspend the licensee of a certain licensee if the licensee is found liable for failing to pay a subcontractor.

Passed HB1167 Labor and Employment- Apprenticeship Career Training Pilot Program for Formerly Incarcerated Individuals- Establishment- establishes the Apprenticeship Career Training Pilot Program for Formerly Incarcerated Individuals to be administered by DLLR.

Defeated HB1230 Transportation- Commercial Signs- Penalty- increasing, from \$25 to \$1,000, the maximum civil penalty for placing or maintaining a commercial sign in the right-of-way of a state highway.

Defeated Hb1277 Real Property- Mortgages and Deeds of Trust- Foreclosure Actions- invalidating a power of sale or assent to decree authorized in a mortgage or deed of trust on certain residential property.

Amended and Passed SB741/HB1403- Secretary of Planning- Adaptive Reuse of Historic Properties- Study- requiring the Secretary of Planning to contract with a certain consultant to conduct a study on the adaptive reuse of certain properties.

LOCAL DELEGATION BILLS

Amended and Passed SB451/HB449 Baltimore County- Development Impact Fees- Authorization- Authorizing the county council of Baltimore County to impose development impact fees to finance the capital costs of additional or expanded public works, improvements, and facilities required to accommodate new development.

Amended and Passed SB710/HB993- Anne Arundel County- Ethics- Prohibitions and Requirements Regarding Qualifying Contributions during Pendency of Zoning Applications- authorizing the County Council of Anne Arundel County to enact a local law to regulate campaign contributions from development community.

Defeated SB1015/ HB219 Prince George's County- New Homes- Correction of Drainage Defects- requires the government body of Prince Georges' County to establish a program to evaluate complaints of drainage defects in the county.

Defeated HB 220- Prince George's County- Condominiums and Homeowners Associations- Reserve Studies- Annual Budgets- the governing body of a condo association or HOA representing more than 50 units must 1) have a reserve study done 30-90 days before the council of unit owners meeting 2) have a reserve study done 5 years after the first one and every 5 years.

Defeated HB621- Montgomery County- Land Use Documents- Certification- requiring certain land use regulations applicable in Montgomery County to require that certain persons sign a certain certificate under penalty of perjury for certain documents.

Defeated HB6280 Montgomery County Residential Leases- Just Cause Eviction- Landlord cannot evict a tenant without certain circumstances, which are more restrictive than state law.

Amended and Passed HB1409- Howard County- School Facilities Surcharge- Authorizing the Howard County Council to enact a local law providing for the amount of the school facilities surcharge.

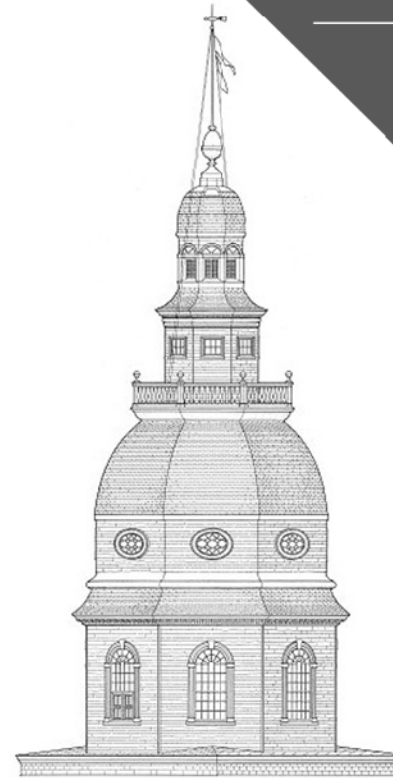
Defeated Ho.Co. 11-19- Howard County- Flood Control Standards- Tiber Hudson Branch, New Cut Branch, and Plum Tree Branch- requires MDE to establish flood control standards and SWM plans to be adopted by the County Council for development/ redevelopment in these watersheds.

Defeated Ho.Co. 12-19- Howard County- Ethics- Limit on Developer Contributors- an applicant for planning/ design/ site plan/ etc. can not make a campaign contribution to an elected official or their campaign slate during their application process.

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MARYLAND GENERAL ASSEMBLY SESSION SUMMARY

2019



MBIA MARYLAND
BUILDING
INDUSTRY
ASSOCIATION

282 BILLS REVIEWED BY MBIA

119 POSITIONS TAKEN BY MBIA

136 TESTIMONY SUBMITTED BY MBIA

SESSION RESULTS

Defeated SB189- Condominiums and Homeowners Associations- Election of Governing Bodies- a meeting of the council owners to elect a BOD may be called 365 days after 51% of the unit owners as sold to members of the public if a Condo or HOA was established at least 10 years before the date of the meeting and the unit owners have contributed at least 80% of the operating budget and capital reserves for at least 2 years.

Defeated SB203/HB120- Natural Resources- No Net Loss of Forest- Definition- “No net loss of forest” means 40% of all land in Maryland is covered by “forest land” (changes from “tree canopy”).

Amended and Passed SB234/ HB272- Natural Resources- State and Local Forest Conservation Funds- requiring those that are subject to the Forest Conservation Act to demonstrate that appropriate credits generated by a forest mitigation bank in the same county or watershed are not available before the person may pay money to a State or local forest conservation fund to meet any afforestation or reforestation requirements.

Passed SB305- Real Property- Homeowners Associations- Number of Declarant Votes- Providing that a declarant is entitled to one vote per lot that has been subdivided and recorded and has not been sold to members of the public when voting on a homeowners association matter on or after the date on which all lots that may be part of a development have been subdivided and recorded in the land records of the county in which the homeowners association is located; and altering the number of declarant votes before the date in which all lots that may be part of a development have been subdivided and recorded.

Defeated SB353- On-Site Sewage Disposal Systems- construction and Inspection Licenses- requires those constructing or installing an on-site sewage disposal system to hold a license from MDE.

Defeated SB377- Corporate Income Tax- Combined Reporting- requires corporations to compute MD taxable income using combined reporting methods.

Defeated SB379(HB68)- Real Property- Maryland Condominium Act- Powers of Council of Unit Owners- Council of Unit Owners has standing in lawsuits regardless of what the declaration or bylaws say.

Defeated SB380(HB69)- Real Property Maryland Condominium Act- Implied Warranties from Developers- All common elements of a condominium are covered under the implied warranty; the implied warranty also applies to any part of the condo that the Council of Unit Owners maintains under the declaration, regardless of whether that portion is designated as a unit or common element.

Amended and Passed- Environmental Violations- Reporting Requirements- jurisdictions that have authority to enforce sediment and erosion control or critical areas law have to report to MDE re: violations.

Passed SB515/HB115- Community Colleges- Workforce Readiness Grant Program- Establishment- Establishes a Workforce Readiness Grant Program, authorized each community college campus to accept certain donations.

Defeated SB612/HB709- Homeowners Associations- Powers, Board of Directors, Voting, Meetings, and Rules- An HOA can charge \$100 (up from \$50) for inspecting the lot owners lot; requires that an HOA shall be composed of all lot owners and that the bylaws may authorized the delegation of any power of the homeowners association; gives the HOA more responsibility.

Defeated SB715(HB785)- Residential Lease- Repair of Dangerous Defects- Relief- expands what the Landlord is required to fix, if tenant fixes , tenant can sue landlord for costs, including rent and loss of use and enjoyment.

Amended and Passed SB729/ HB735- Technical Study on Changes in Forest Cover and Tree Canopy in Maryland- requiring a technical study to review changes in forest cover and tree canopy in the state; providing for the scope of the study; and requiring the Harry R. Hughes Center for Agro-Ecology to submit a report by December 1, 2019.

Defeated SB760/HB1194 Natural Resources- Whistleblower Program- Establishment- required the Department of Natural Resources to establish a Natural Resources Whistleblower Program.

Defeated SB768/HB412 Civil Actions- Strategic Lawsuits Against Public Participation — redefines a strategic lawsuit against public participation and changes when a defendant in a SLAPP is not civilly liable for communications.

Defeated SB788/ HB695 Transportation Climate Accountability Act of 2019- requires MDE to conduct a comprehensive study regarding the environmental impact of public- private partnership projects.

Passed SB807/HB 1228 State Real Estate Commission- Real Estate Brokerage Relationships, Continuing Education, and Disclosures- requires continuing education courses required by the state Real Estate Commission to include the principles of real estate brokerage relationships and disclosures, prohibits licenses of the commission from disclosing confidential information obtained from a prospective client in anticipation of forming a brokerage relationship, unless in writing.

Defeated SB81/HB451 Fair Housing Opportunities Act of 2019- expands the housing policy of the state to include providing for fair housing to all citizens regardless of source of income.

Defeated SB822 Real Property- Installation and Use of Electric Vehicle Recharging Equipment- promotes electric vehicle recharging equipment. A declaration or bylaws or rules of a condo or HOA will be void if they conflict with this section.

Amended and Passed SB917/HB1045- Land Use- Comprehensive Plans- Housing Elements- requires the planning commissions for certain jurisdiction to include a housing element in the comprehensive plan.

Defeated SB941/HB473- Residential Leases- Definition of “Rent”- defining rent to mean, for premises subject to a residential lease, the fixed periodic sum for use and possession of the leased premises and does not include any additional payments due from the tenant to the landlord under the lease.

Defeated SB987 Public Safety- Building Codes- Electric Vehicle Charging Infrastructure- requiring, if a certain new building includes the creation of 20 or more parking spaces, 5% of the parking spaces to contain certain electric vehicle charging infrastructure.

Defeated HB91- Public- Private Partnerships- Presolicitation reports- Environmental Impact Statement Requirement- prohibiting a reporting agency for proposed public-private partnerships from submitting a presolicitation report before a draft environmental impact statement that complies with the National Environmental Policy Act.

Defeated Hb246 General Assembly- Fiscal Notes- Environmental Impact Statements requires a fiscal note for a bill to include an environmental impact statement indicating whether the bill may or will have an environmental impact and, if so, to specify the type and category of environmental impact.

Passed HB440 Pathways in Technology Early College High Expansion Act of 2019- repealing the limit on the number of Pathways in Technology Early Collect High Planning grants that may be awarded to a local school system in a year.

Defeated HB472 Constitutional Amendment- Environmental Rights- establishes that every person has the right to a clean and healthy environment, authorizing the State, and a political subdivision, to enforce certain rights.

Defeated HB792- Maryland Electricians Act- Revision- changes the State Board of Master Electricians, including the name, composition, powers and duties; establishes statewide education requirements and qualifications for a state apprentice license.

Defeated HB826- establishes requirements and procedures regarding applications to COA or HOA to install or use electric vehicle recharging equipment, owners of electric recharging equipment are responsible for costs.

Defeated HB840- Environment- On-Site Wastewater Services- Regulation- establishes the State Board of On-Site Wastewater professionals in the Department of Environment.

Defeated HB900- Cooperative Housing Corporations, Condominiums, and Homeowners Associations- Reserve Studies- requires the governing body of co-ops, COA's, and HOA's to have a reserve study conducted at 5 year intervals.

Defeated HB905 Electricians- Low Voltage Electricians, Continuing Education and Penalties- establishing a low-voltage electrician license as a State license.

Defeated HB1054 Real Property- Leased Residential Property Registry- Requires DLLR to establish and maintain an online Leased Residential Property Registry.