

**Montego Bay Civic Association Bylaw Changes Pursuant to Maryland Law  
Effective October 1<sup>st</sup>, 2017**



**Chapter 817 (HB34)**

**Real Property - Homeowners Associations - Resale of Lot - Inspection Fees**  
**Real Property Article** *repealing and reenacting, with amendments Section 11B-106*

This Act provides that, in addition to the maximum \$250 fee and any related expedited service fees presently authorized by statute, a homeowner's association may impose a reasonable fee of up to \$50 for conducting an inspection in connection with the resale of a lot if the inspection is required by the governing documents of the homeowner's association.

**Effective October 1, 2017**

**Chapter 480 (HB 789)**

**Condominiums and Homeowners Associations - Amendment of Governing Documents**  
**Real Property Article** *repealing and reenacting, with amendments Section 11-104(e) and 11B-116*

This Act authorizes the council of unit owners of a condominium or a homeowners association (HOA) to amend the condominium bylaws or HOA governing document by, with respect to a condominium, the affirmative vote of unit owners in good standing having at least 60% of the votes in the council, or by a lower percentage if required in the bylaws, or with respect to an HOA, the affirmative vote of lot owners in good standing having at least 60% of the votes in the development, or by a lower percentage if required in the governing document. These provisions are applicable even if the respective governing documents of the condominium or HOA provide otherwise. The Act defines "in good standing" as not being more than 90 days in arrears in the payment of any assessment or charge due to the condominium or HOA. The Act does not apply to an HOA that issues bonds or other long-term debt secured in whole or in part by annual charges assessed in accordance with its governing document or to a village or community association affiliated with that HOA.

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