

The General Assembly enacted the following laws affecting home builders, which became effective on July 1, 2021:

Chapter 301 (HB 70) Energy Efficiency – Net Zero Homes – Contract Preferences: This bill requires the Department of Housing and Community Development, when allocating funds from the Energy-Efficient Homes Construction Fund to give preference to applications for funding for a net-zero home that will use the services of small, minority, women-owned, and veteran-owned businesses in the clean energy industry, particularly those businesses that provide employment for individuals trained through workforce development programs supported by the Strategic Energy Investment Fund and the Clean Energy Workforce.

<http://mgaleg.maryland.gov/2021RS/bills/hb/hb0070T.pdf>

Chapter 702 (HB 1239) Department of Housing and Community Development – Appraisal Gap From Historic Redlining Financial Assistance Program – Establishment: This bill establishes the Appraisal Gap From Historic Redlining Financial Assistance Program in the Department of Housing and Community Development to make financial assistance available to certain developers working in low-income census tracts in order to help close appraisal gaps that occur in historically redlined neighborhoods; requiring the amount of financial assistance not to exceed 35% of the lesser of the total cost of eligible construction expenses or 80% of the national median sale price for new homes on the date of sale.

<http://mgaleg.maryland.gov/2021RS/bills/hb/hb1239T.pdf>

During the 2021 session, the General Assembly enacted the following laws affecting home builders, which become effective October 1, 2021:

Chapter 368 (HB 322) Real Property - Restrictions on Use - Low-Impact Landscaping: This bill prohibits a certain restriction on land use that imposes unreasonable restrictions on low-impact landscaping such as rain gardens, pollinator gardens, and xeriscaping.

<http://mgaleg.maryland.gov/2021RS/bills/hb/hb0322T.pdf>

Chapter 383 (HB 384)/Chapter 384 (SB 474) Real Property - Sale of Mobile Home Parks - Notice Requirements: This bill amends the notice requirement for the sale of a mobile home park by requiring that a mobile home park owner notify each resident and the Department of Housing and Community Development of the sale at least 30 days before the date of the sale

http://mgaleg.maryland.gov/2021RS/chapters_noln/Ch_384_sb0474T.pdf

Chapter 459 (HB 248) Condominiums and Homeowners Associations - Rights and Restrictions - Composting: This bill renders provisions of a governing document of a homeowners or condominium association void and unenforceable if they prohibit or unreasonably restrict the composting of organic material for personal or household use or if they unreasonably restrict or prohibit a unit owner from contracting with a private entity to collect organic waste for composting at a composting facility.

http://mgaleg.maryland.gov/2021RS/chapters_noln/Ch_459_hb0248T.pdf

Chapter 455 (HB 110) Electric Vehicle Recharging Equipment for Multifamily Units Act:

This bill renders provisions of a governing document of a homeowners or condominium association void and unenforceable if they prohibit or unreasonably restrict the installation or use of electric vehicle recharging equipment in a deeded parking space. In addition, this bill places the costs of installation, maintenance and removal of the equipment on the owner of the parking space and establishes an electric vehicle infrastructure modernization grant program.

<http://mgaleg.maryland.gov/2021RS/bills/hb/hb0110E.pdf>

Chapter 592 (HB 399) - Real Property - Required Notices for Contracts of Sale - Zones of Dewatering Influence:

This bill requires a contract for the sale of real property in Baltimore, Carroll, Frederick or Washington Counties to include a notice advising the purchaser that the property may be located in a zone of dewatering influence in which water is being pumped from the ground and advising the purchaser to check the Department of the Environment's website. A purchaser who fails to receive the notice may rescind the contract.

http://mgaleg.maryland.gov/2021RS/chapters_noln/Ch_592_hb0399T.pdf

Chapter 593 (HB 541) Residential Property Sales - School District Information: This bill requires a contract for the sale of residential real property in Montgomery County to include a notice that school district boundaries are subject to change.

<http://mgaleg.maryland.gov/2021RS/bills/hb/hb0541T.pdf>

Chapter 629 (HB 784) - Residential Construction - Electric Vehicle Recharging: Requires a builder of new housing units including single-family detached homes and townhomes or a builder's agent to provide each buyer or prospective buyer with the option to include on or in a garage, carport, or driveway an electric vehicle charging station or a dedicated electric line capable of providing at least level 2 charging.

http://mgaleg.maryland.gov/2021RS/chapters_noln/Ch_629_hb0784T.pdf

Chapter 759 (HB 1061)/Chapter 760 (SB 832) - Southern Maryland - Dwelling Registration and Inspection - Fees and Fines: Authorizing the code home rule counties of the Southern Maryland class to require rental property owners to register their property with the county in order to offer the property for lease; authorizing the code home rule counties to charge a fee for registering the rental property with the county and to impose a fine for a dwelling that is not registered with the county; and authorizing code home rule counties of the Southern Maryland class to conduct inspections and impose fines for violations.

http://mgaleg.maryland.gov/2021RS/chapters_noln/Ch_759_hb1061E.pdf