

During the 2022 session, the General Assembly enacted the following laws affecting home builders, which became effective on July 1, 2022:

- **HB 917 (Chapter 646)/SB 467 (Chapter 647) Business Regulation – Home Improvement Commission – Award Limits:** The bill increases the maximum recovery a consumer can receive from the Maryland Home Improvement Commission Guaranty Fund to \$30,000 from the current \$20,000.

During the 2022 session, the General Assembly enacted the following laws affecting home builders, which became effective October 1, 2022:

- **HB 40 (Chapter 479) Condominiums – Disclosures to Unit Owners and Prohibited Provisions in Instruments:** This bill clarifies that certain provisions of law related to closed-door meetings of a board of directors of a condominium do not allow the board to withhold or agree to withhold the terms of certain legal agreements from the unit owners. This bill also requires a board to disclose to the council of unit owners and prospective unit owners any agreement by the board for the purpose of settling a disputed common element warranty claim at least 21 days before the execution of the agreement.
- **HB 107 (Chapter 664) Cooperative Housing Corporations, Condominiums, and Homeowners Associations – Reserve Studies – Statewide:** This bill requires the governing body of certain cooperative housing corporations, condominiums, or homeowners associations to have a reserve study conducted of the common elements of the cooperative housing corporation, condominium, or homeowners association and to update the study every 5 years. Reserves must be budgeted in accordance with the reserve study.
- **HB 615 (Chapter 282) Real Property – Condominiums and Homeowners Associations – Dispute Settlement:** This bill alters the procedures for dispute settlement between a council of unit owners or a board of directors for an alleged violation under the Maryland Condominium Act.
- **HB 927 (Chapter 336)/SB 744 (Chapter 337) Housing and Community Development - Affordable Housing - Excess Real Property:** Requiring the Department of Planning to provide a list of excess real property owned by the State to the Department of Housing and Community Development; and requiring the Department of Housing and Community Development to determine whether any of the listed properties are suitable for use or redevelopment as affordable housing.