



THE PRINCE GEORGE'S COUNTY GOVERNMENT
Office of Audits and Investigations

October 14, 2015

MEMORANDUM

TO: Robert J. Williams, Jr.
Council Administrator

William M. Hunt
Deputy Council Administrator

THRU: David H. Van Dyke *DHV*
County Auditor

FROM: Inez N. Claggett *INC*
Legislative Auditor

RE: Fiscal Impact Statement
CB-28-2015 Condominium and Property Owners' Association Bill of Rights

Pursuant to your request, we have reviewed CB-28-2015 to estimate its fiscal impact on Prince George's County, Maryland.

CB-28-2015 provides a Bill of Rights establishing uniform rights for condominium and property owners' association members. The Bill of Rights establishes the following rights for all condominium unit owners and property owners belonging to the owner's association, provided that their membership is in good standing.

- Access to the books and records maintained by or on behalf of the association's membership;
- The right to cast a vote in proportion to the owner's ownership interest;
- The right to be provided notice of any meetings of the association's Board of Director's;
- A right to participate in the aforementioned meetings;
- The right of notice for any proceeding conducted against the owner to enforce any rule or regulation of the association;
- The right to due process and the opportunity to be heard and represented by counsel at the aforementioned proceeding; and
- The right to have association funds managed in accordance with generally accepted fiduciary standards.

Enactment of CB-28-2015 should not have an adverse fiscal impact on the County.

If you require additional information, or have questions about this fiscal impact statement, please call me.

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