

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:

Article – Real Property

2-119.

(a) (1) IN THIS SECTION, ~~“RESTRICTIVE COVENANT” INCLUDES THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.~~

(2) “RESTRICTION ON USE” INCLUDES ANY COVENANT, RESTRICTION, OR CONDITION CONTAINED IN:

~~(1)~~ (I) A DEED;

~~(2)~~ (II) A DECLARATION;

~~(3)~~ (III) A CONTRACT;

~~(4)~~ (IV) THE BYLAWS OR RULES OF A CONDOMINIUM OR HOMEOWNERS ASSOCIATION;

~~(5)~~ (V) A SECURITY INSTRUMENT; OR

~~(6)~~ (VI) ANY OTHER INSTRUMENT AFFECTING:

~~(H)~~ 1. THE TRANSFER OR SALE OF REAL PROPERTY; OR

~~(H)~~ 2. ANY OTHER INTEREST IN REAL PROPERTY.

(3) “SOLAR COLLECTOR SYSTEM” MEANS A SOLAR COLLECTOR OR OTHER SOLAR ENERGY DEVICE, THE PRIMARY PURPOSE OF WHICH IS TO PROVIDE FOR THE COLLECTION, STORAGE, AND DISTRIBUTION OF SOLAR ENERGY FOR ELECTRICITY GENERATION, SPACE HEATING, SPACE COOLING, OR WATER HEATING.

(4) “SOLAR EASEMENT” MEANS AN INTEREST IN LAND THAT:

(I) IS CONVEYED OR ASSIGNED IN PERPETUITY; AND

(II) LIMITS THE USE OF THE LAND TO PRESERVE THE RECEIPT OF SUNLIGHT ACROSS THE LAND FOR THE USE OF A PROPERTY OWNER’S SOLAR COLLECTOR SYSTEM.