

**HB 3322 A STAFF MEASURE SUMMARY**  
**Senate Committee On Housing and Development**

**Carrier:** Sen. Patterson

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**Action Date:** 05/25/21  
**Action:** Do pass the A-Eng bill.  
**Vote:** 4-1-0-0  
**Yeas:** 4 - Anderson, Golden, Jama, Patterson  
**Nays:** 1 - Linthicum  
**Fiscal:** Has minimal fiscal impact  
**Revenue:** No revenue impact  
**Prepared By:** Devin Edwards, LPRO Analyst  
**Meeting Dates:** 5/11, 5/25

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**WHAT THE MEASURE DOES:**

Prohibits governing documents of planned communities from disallowing gardening, hen-keeping, or beekeeping on an owner's lot with owner's permission. Allows homeowners association to regulate gardening, hen-keeping and beekeeping, as specified.

**ISSUES DISCUSSED:**

- Processes available to planned communities to change provisions of governing documents
- Sales of food products

**EFFECT OF AMENDMENT:**

Replaces the measure.

**BACKGROUND:**

Planned communities are defined as those where ownership of the real property is patterned, and rights and obligations run with the land, excluding condominiums and time shares. Property owners in a planned community are individually responsible for meeting exterior maintenance and landscaping standards.

House Bill 3322 A prohibits the governing documents of planned communities from containing provisions that ban gardening, hen-keeping or beekeeping on an owner's lot with an owner's permission, but homeowners association may still regulate these activities.