



SPONSOR: Rep. Kowalko

HOUSE OF REPRESENTATIVES
151st GENERAL ASSEMBLY

HOUSE AMENDMENT NO. 1
TO
HOUSE BILL NO. 176

1 AMEND House Bill No. 176 by deleting lines 6 through 9 in their entirety and inserting in lieu thereof the
2 following:

3 “(11) “Maintenance” or “maintain” means any activity retaining or restoring an asset to its optimal state of
4 functionality, including all inspections, tests, servicing, and repair associated with preventive or corrective maintenance.”.

5 FURTHER AMEND House Bill No. 176 on line 21 by deleting “The” between “b.” and “dividing” and inserting
6 in lieu thereof “For each utility, the”.

7 FURTHER AMEND House Bill No. 176 on line 32 by deleting “paragraph.” after “this” and inserting in lieu
8 thereof “paragraph. paragraph if the area does not contain a constructed community asset.”.

9 FURTHER AMEND House Bill No. 176 by deleting lines 36 through 37 in their entirety and inserting in lieu
10 thereof the following:

11 “condition per standard horticultural practices in accordance with under the standards as set forth by the American
12 Association of Nurserymen. established by the International Society of Arboriculture.”.

SYNOPSIS

This amendment makes the following changes:

1. Simplifies the definition of "maintenance".
2. Clarifies that the services rider must indicate the dividing point for landlord and tenant responsibilities only for utilities.
3. Clarifies that this exemption does not apply to constructed community assets.
4. Changes the required industry standards to those established by the International Society of Arboriculture because the American Association of Nurserymen ceased to exist by 2007.