

HOUSE BILL 673

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1999 Regular Session  
9r0290  
CF 9r1963

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By: **Montgomery County and Prince George's County Delegations**

Introduced and read first time: February 11, 1999

Assigned to: Commerce and Government Matters

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Committee Report: Favorable with amendments

House action: Adopted

Read second time: March 28, 1999

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CHAPTER \_\_\_\_\_

1 AN ACT concerning

2 **Real Property - Water and Sewer Authority - Disclosure of Deferred Charges**  
3 **MC/PG 17-99**

4 FOR the purpose of defining a certain term for purposes of certain provisions of law  
5 requiring a contract for the initial sale of certain real property to disclose the  
6 estimated cost of certain deferred water and sewer charges; and generally  
7 relating to deferred water and sewer charges.

8 BY repealing and reenacting, with amendments,  
9 Article - Real Property  
10 Section 14-117(b)  
11 Annotated Code of Maryland  
12 (1996 Replacement Volume and 1998 Supplement)

13 BY repealing and reenacting, without amendments,  
14 Article - Real Property  
15 Section 14-117(c)  
16 Annotated Code of Maryland  
17 (1996 Replacement Volume and 1998 Supplement)

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

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**Article - Real Property**

2 14-117.

3 (b) (1) IN THIS SUBSECTION, "WATER AND SEWER AUTHORITY" INCLUDES A  
4 PERSON TO WHICH THE DUTIES AND RESPONSIBILITIES OF A WATER AND SEWER  
5 AUTHORITY HAVE BEEN DELEGATED BY A WRITTEN AGREEMENT OR IN  
6 ACCORDANCE WITH A LOCAL ORDINANCE.

7 (2) A contract for the initial sale of improved, residential real property to  
8 a member of the public who intends to occupy or rent the property for residential  
9 purposes shall disclose the estimated cost, as established by the appropriate water  
10 and sewer authority, of any deferred water and sewer charges for which the purchaser  
11 may become liable. If the appropriate water and sewer authority has not established  
12 a schedule of charges for the water and sewer project that benefits the property or if  
13 a local jurisdiction has adopted a plan to benefit the property in the future, the  
14 contract of sale shall disclose that fact.

15 (c) Violation of subsection (b) of this section entitles the initial purchaser to  
16 recover from the seller:

17 (1) Two times the amount of deferred charges the purchaser would be  
18 obligated to pay during the 5 years of payments following the sale;

19 (2) No amount greater than actually paid thereafter; and

20 (3) Any deposit moneys actually paid by the purchaser that were lost as  
21 a result of violation of subsection (b) of this section.

22 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
23 October 1, 1999.