

HB1043/140412/1

BY: Environmental Matters Committee

AMENDMENTS TO HOUSE BILL 1043

(First Reading File Bill)

AMENDMENT NO. 1

On page 1, in line 8, strike “of” and substitute “for the initial”; in the same line, after “sale” insert “of residential real property”; in line 9, after “charges;” insert “prohibiting a person or entity establishing certain water and sewer costs for the initial sale of residential real property from amortizing certain costs for more than a certain period of time;”; strike beginning with “prohibiting” in line 10 down through “time” in line 12 and substitute “applying certain provisions of law to existing single family residential property in Prince George’s County”; strike beginning with “authorizing” in line 16 down through “property;” in line 18; in line 20, strike “a”; and in the same line, strike “date” and substitute “dates”.

On page 2, in line 8, strike “and 14-117.2”.

AMENDMENT NO. 2

On page 2, in line 29, after “(3)” insert “(I)”; and in the same line, after “THE” insert “INITIAL”.

On page 3, in lines 1, 3, 4, 6, 8, 10, 11, and 12, strike “(I)”, “(II)”, “(III)”, “(IV)”, “(V)”, “(VI)”, “(VII)”, and “(VIII)”, respectively, and substitute “1.”, “2.”, “3.”, “4.”, “5.”, “6.”, “7.”, and “8.”, respectively; in line 4, strike “YEARS” and substitute “PAYMENTS”; in line 8, after “PERSON” insert “OR ENTITY”; in line 11, after “THE” insert “ESTIMATED”; and in line 13, after “WITHOUT” insert “PREPAYMENT”.

AMENDMENT NO. 3

On page 3, after line 13, insert:

(Over)

“(II) A PERSON OR ENTITY ESTABLISHING WATER AND SEWER COSTS FOR THE INITIAL SALE OF RESIDENTIAL REAL PROPERTY MAY NOT AMORTIZE COSTS THAT ARE PASSED ON TO A PURCHASER BY IMPOSING A DEFERRED WATER AND SEWER CHARGE FOR A PERIOD LONGER THAN 20 YEARS AFTER THE DATE OF THE INITIAL SALE.”.

AMENDMENT NO. 4

On page 4, in line 3, strike “AND” and substitute “OR”; in line 7, strike “SALES OF” and substitute “EXISTING”; in line 8, after “RESIDENTIAL” insert “REAL”; strike beginning with “IMPROVED” in line 8 down through “SALE” in line 13; in line 14, strike “(C)” and substitute “(B)”; in lines 14 and 21, in each instance, after “PERSON” insert “OR ENTITY”; in line 17, strike “YEARS” and substitute “PAYMENTS”; in line 26, after “THE” insert “ESTIMATED”; and in line 28, after “WITHOUT” insert “PREPAYMENT”.

On page 5, in line 1, strike “(D)” and substitute “(C)”.

AMENDMENT NO. 5

On page 5, strike in their entirety lines 3 through 10, inclusive; after line 23, insert:

“(c) If the establishment of a centralized clearinghouse for the registration of deferred water and sewer charges by private developers, including requiring recordation of deferred water and sewer charges in the county land records, is determined to be feasible, Prince George’s County shall study the feasibility of requiring a contract for the sale of residential real property, that is not the initial sale of the property, for which there are deferred private water and sewer assessments recorded by a covenant or declaration deferring costs for water and sewer improvements for which the purchaser may be liable, to include a disclosure of:

- (1) the existence of the assessments;

- (2) the amount of the annual assessment;
- (3) the approximate number of payments remaining on the assessment;
- (4) the amount remaining on the assessment, including interest;
- (5) the name and address of the person or entity most recently responsible for collection of the assessment;
- (6) the interest rate of the assessment;
- (7) the estimated payoff amount of the assessment; and
- (8) a statement that payoff of the assessment is allowed without prepayment penalty.”;

in line 24, strike “(c)” and substitute “(d) (1)”; in the same line, after “its” insert “preliminary”; and after line 26, insert:

“(2) On or before December 1, 2015, Prince George’s County shall report its final findings to the Prince George’s County Senators and the House Delegation, in accordance with § 2-1246 of the State Government Article.”.