
By: Prince George's County and Montgomery County Delegations

Introduced and read first time: February 1, 1996

Assigned to: Commerce and Government Matters

A BILL ENTITLED

1 AN ACT concerning

2 **Prince George's County - Subdivision Approval - Notice to Prospective Purchasers**

3 **PG/MC 24-96**

4 FOR the purpose of requiring that subdivision regulations in Prince George's County
5 include certain notice provisions concerning the impact of certain subsequent
6 adjacent or neighboring subdivisions; requiring that the notice be given in a certain
7 manner and provide certain information; and generally relating to a requirement
8 that a subdivider or developer provide certain notice to potential buyers relating to
9 subsequent subdivisions.

10 BY adding to

11 Article 28 - Maryland-National Capital Park and Planning Commission

12 Section 7-116(b-1)

13 Annotated Code of Maryland

14 (1993 Replacement Volume and 1995 Supplement)

15 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF

16 MARYLAND, That the Laws of Maryland read as follows:

17 **Article 28 - Maryland-National Capital Park and Planning Commission**

18 7-116.

19 (B-1) (1) IN PRINCE GEORGE'S COUNTY, REGULATIONS GOVERNING THE
20 SUBDIVISION OF LAND SHALL REQUIRE THAT, IF THE SUBDIVIDER OR DEVELOPER
21 OWNS OR HAS ANY INTEREST IN ADJACENT OR NEIGHBORING LAND THAT THE
22 SUBDIVIDER OR DEVELOPER INTENDS TO SUBDIVIDE, NOTICE SHALL BE GIVEN TO
23 A POTENTIAL BUYER OF ANY LOT OR NEW DWELLING UNIT WITHIN THE
24 SUBDIVISION.

25 (2) THE NOTICE REQUIRED UNDER THIS SUBSECTION SHALL:

26 (I) BE PROVIDED IN WRITING, BEFORE A SALES CONTRACT IS

27 SIGNED BY THE POTENTIAL BUYER; AND

28 (II) DETAIL ANY ANTICIPATED CHANGES TO THE EXISTING

29 ENVIRONMENT AS A RESULT OF THE SUBSEQUENT SUBDIVISION THAT REASONABLY

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1 MAY BE EXPECTED TO IMPACT THE USE AND ENJOYMENT OF A LOT OR DWELLING
2 UNIT IN THE INITIAL SUBDIVISION.

3 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
4 October 1, 1996.