
By: Prince George's County Delegation

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 - Buyer Access to Community Master Plan**
3 **PG 402-96**

4 FOR the purpose of requiring certain vendors and agents of vendors in Prince George's
5 County to maintain a copy of a certain master plan at a certain place, to make
6 prospective home purchasers aware of the existence of the master plan before a
7 certain time, and to refer a prospective purchaser to a master plan under certain
8 circumstances; requiring a prospective purchaser to sign a certain statement under
9 certain circumstances; allowing a certain purchaser to rescind a contract of sale for
10 a home under certain circumstances; and generally relating to the availability of
11 master plans for prospective home purchasers in Prince George's County.

12 BY adding to

13 Article - Real Property
14 Section 10-703
15 Annotated Code of Maryland
16 (1988 Replacement Volume and 1995 Supplement)

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

19 **Article - Real Property**

20 10-703.

21 (A) THIS SECTION APPLIES TO THE SALE OF HOMES IN PRINCE GEORGE'S
22 COUNTY BY A VENDOR THAT ENGAGES IN THE BUSINESS OF SELLING HOMES OR
23 THE AGENT OF A VENDOR THAT ENGAGES IN THE BUSINESS OF SELLING HOMES.

24 (B) A VENDOR OR THE AGENT OF A VENDOR SHALL:

25 (1) MAINTAIN AT THE VENDOR'S OR AGENT'S SALES OFFICE A COPY OF
26 THE MOST RECENT MASTER PLAN FOR EACH PLANNING COMMUNITY WITHIN
27 WHICH THE VENDOR OR AGENT OF THE VENDOR SELLS HOMES;

28 (2) MAKE A PROSPECTIVE PURCHASER AWARE OF THE EXISTENCE OF A
29 MASTER PLAN BEFORE THE PROSPECTIVE PURCHASER ENTERS INTO A CONTRACT
30 OF SALE FOR A HOME IN THE AREA THAT THE MASTER PLAN COVERS; AND

1 (3) IF A PROSPECTIVE PURCHASER WISHES TO CONSULT THE MASTER
2 PLAN BEFORE ENTERING INTO A CONTRACT OF SALE FOR A HOME, MAKE
3 AVAILABLE TO THE PURCHASER, AT THE VENDOR'S OR AGENT'S SALES OFFICE, THE
4 MASTER PLAN THAT COVERS THE AREA IN WHICH THE HOME IS LOCATED.

5 (C) (1) AT THE TIME THE VENDOR OR THE AGENT OF THE VENDOR
6 DISCLOSES THE EXISTENCE AND AVAILABILITY OF THE MASTER PLAN, THE
7 PROSPECTIVE PURCHASER SHALL SIGN A STATEMENT THAT INDICATES THE
8 VENDOR OR THE AGENT OF THE VENDOR HAS DISCLOSED THE EXISTENCE AND
9 AVAILABILITY OF THE MASTER PLAN TO THE PROSPECTIVE PURCHASER.

10 (2) AT THE TIME A PROSPECTIVE PURCHASER CONSULTS A MASTER
11 PLAN AT THE VENDOR'S OR AGENT'S SALES OFFICE, THE PROSPECTIVE PURCHASER
12 SHALL SIGN A STATEMENT THAT INDICATES THE PROSPECTIVE PURCHASER
13 CONSULTED THE MASTER PLAN.

14 (3) THE VENDOR OR AGENT OF THE VENDOR SHALL PROVIDE THE
15 PROSPECTIVE PURCHASER WITH COPIES OF ANY STATEMENTS SIGNED UNDER THIS
16 SECTION.

17 (D) A PROSPECTIVE PURCHASER WHO CONSULTS A MASTER PLAN ON OR
18 BEFORE ENTERING INTO A CONTRACT OF SALE MAY RESCIND THE CONTRACT IF
19 THE MASTER PLAN CONTAINS A MATERIAL ERROR OR OMISSION ON WHICH THE
20 PROSPECTIVE PURCHASER RELIED IN ENTERING INTO THE CONTRACT OF SALE.

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