

HOUSE BILL 948

Unofficial Copy
C2
HB 1000/95 - ECM

1998 Regular Session
8r1089

By: **Delegates Pitkin, Conroy, and Hubbard**
Introduced and read first time: February 13, 1998
Assigned to: Economic Matters

A BILL ENTITLED

1 AN ACT concerning

2 **Residential Community Master Plans - Information for Home Buyers**

3 FOR the purpose of requiring certain vendors or their agents to maintain and
4 prominently post a copy of a certain master plan and to take certain other action
5 concerning the master plan for the benefit of a purchaser of a new home in a
6 planned residential community; requiring certain duties mandated by this Act
7 to be disclosed in a certain sales contract; defining a certain term; and generally
8 relating to master plans for residential communities.

9 BY adding to
10 Article - Real Property
11 Section 10-703
12 Annotated Code of Maryland
13 (1996 Replacement Volume and 1997 Supplement)

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

16 **Article - Real Property**

17 10-703.

18 (A) IN THIS SECTION, "MASTER PLAN" MEANS THE MASTER PLAN, OR ANY
19 OTHER OFFICIAL DOCUMENT BY WHATEVER NAME, OF A LOCAL JURISDICTION THAT
20 IDENTIFIES IN PICTORIAL FORM THE LOCATION AND LAYOUT OF A SPECIFIC
21 PROPERTY DEVELOPMENT.

22 (B) A VENDOR OR THE AGENT OF A VENDOR THAT ENGAGES IN THE BUSINESS
23 OF SELLING A NEW HOME AS PART OF A PLANNED RESIDENTIAL COMMUNITY SHALL:

24 (1) MAINTAIN AND PROMINENTLY POST A COPY OF THE MASTER PLAN
25 FOR THAT COMMUNITY IN THE RESIDENTIAL SALES OFFICE FOR THAT COMMUNITY;

26 (2) INDICATE IN A PROMINENT MANNER ON THE MASTER PLAN
27 SPECIFICALLY WHERE THE RESIDENTIAL COMMUNITY IS LOCATED;

1 (3) UPDATE THE MASTER PLAN PERIODICALLY;

2 (4) MAKE A PROSPECTIVE PURCHASER AWARE OF THE EXISTENCE OF
3 THE MASTER PLAN BEFORE ENTERING INTO A SALES CONTRACT WITH THE
4 PROSPECTIVE PURCHASER;

5 (5) IF A PROSPECTIVE PURCHASER WISHES TO CONSULT THE MASTER
6 PLAN BEFORE ENTERING INTO A SALES CONTRACT WITH THE VENDOR OR THE
7 AGENT OF THE VENDOR:

8 (I) REFER THE PURCHASER TO THE COPY OF THE MASTER PLAN
9 MAINTAINED BY THE VENDOR OR AGENT OF THE VENDOR; AND

10 (II) IDENTIFY THE SPECIFIC OFFICE IN THE LOCAL JURISDICTION
11 WHERE THE PURCHASER MAY FIND THE MASTER PLAN; AND

12 (6) INCLUDE IN THE SALES AGREEMENT WITH A PURCHASER A
13 STATEMENT THAT DISCLOSES THE DUTIES OF THE VENDOR OR AGENT OF THE
14 VENDOR SPECIFIED IN ITEMS (1) THROUGH (5) OF THIS SUBSECTION.

15 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take
16 effect October 1, 1998.