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**Article 29 - Washington Suburban Sanitary District**

2 6-111.

3 (H) (1) SUBJECT TO PARAGRAPHS (2) AND (3) OF THIS SUBSECTION, IF A  
4 PROPERTY OWNER WAS ENTITLED TO BUT DID NOT RECEIVE NOTICE REGARDING  
5 DEFERRED WATER AND SEWER CHARGES AS AN INITIAL PURCHASE UNDER §  
6 14-117(B) OF THE REAL PROPERTY ARTICLE, THE WSSC SHALL GRANT A CREDIT  
7 AGAINST THE WATER AND SEWER USAGE CHARGES OF THE PROPERTY OWNER IN  
8 ORDER TO OFFSET THE COST OF FRONT FOOT BENEFIT ASSESSMENTS IMPOSED TO  
9 PAY FOR SUBDIVISION LINES SERVING RESIDENTIAL PROPERTY THAT WERE  
10 INSTALLED BY THE DEVELOPER OF THE PROPERTY UNDER AN AGREEMENT WITH  
11 THE WSSC ENTERED INTO BEFORE JULY 1, 1999.

12 (2) A CREDIT UNDER PARAGRAPH (1) OF THIS SUBSECTION MAY NOT  
13 EXCEED THE AMOUNT OF DAMAGES A PROPERTY OWNER IS ENTITLED TO RECOVER  
14 IN AN ACTION UNDER § 14-117(B) AND (C) OF THE REAL PROPERTY ARTICLE.

15 (3) THE WSSC MAY SCHEDULE THE CREDIT AGAINST WATER AND SEWER  
16 USAGE CHARGES IN A MANNER INTENDED TO OFFSET THE COST TO THE PROPERTY  
17 OWNER IN PAYING THE FRONT FOOT BENEFIT ASSESSMENTS CHARGED WITHOUT  
18 THE REQUIRED NOTICE.

19 (4) IF THE WSSC GRANTS A CREDIT UNDER PARAGRAPH (1) OF THIS  
20 SUBSECTION, THE WSSC MAY BRING AN ACTION AGAINST THE THIRD PARTY LIABLE  
21 UNDER § 14-117(B) AND (C) OF THE REAL PROPERTY ARTICLE.

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**Article - Real Property**

23 14-117.

24 (b) A contract for the initial sale of improved, residential real property to a  
25 member of the public who intends to occupy or rent the property for residential  
26 purposes shall disclose the estimated cost, as established by the appropriate water  
27 and sewer authority, of any deferred water and sewer charges for which the purchaser  
28 may become liable. If the appropriate water and sewer authority has not established  
29 a schedule of charges for the water and sewer project that benefits the property or if  
30 a local jurisdiction has adopted a plan to benefit the property in the future, the  
31 contract of sale shall disclose that fact.

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

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

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

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

1 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall be  
2 construed retroactively and shall be applied to and interpreted to apply to front foot  
3 benefit assessments for subdivision lines and related infrastructure installed by a  
4 developer of property under an agreement with the Washington Suburban Sanitary  
5 Commission if the property owner did not receive notice concerning the assessments  
6 as required by § 14-117(b) of the Real Property Article.

7 SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect  
8 July 1, 1999.