
By: **Montgomery County and Prince George's County Delegations**

Introduced and read first time: February 11, 1999

Assigned to: Commerce and Government Matters

A BILL ENTITLED

1 AN ACT concerning

2 **Real Property - Water and Sewer Authority - Disclosure of Deferred Charges**
3 **MC/PG 17-99**

4 FOR the purpose of defining a certain term for purposes of certain provisions of law
5 requiring a contract for the initial sale of certain real property to disclose the
6 estimated cost of certain deferred water and sewer charges; and generally
7 relating to deferred water and sewer charges.

8 BY repealing and reenacting, with amendments,
9 Article - Real Property
10 Section 14-117(b)
11 Annotated Code of Maryland
12 (1996 Replacement Volume and 1998 Supplement)

13 BY repealing and reenacting, without amendments,
14 Article - Real Property
15 Section 14-117(c)
16 Annotated Code of Maryland
17 (1996 Replacement Volume and 1998 Supplement)

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

20 **Article - Real Property**

21 14-117.

22 (b) (1) IN THIS SUBSECTION, "WATER AND SEWER AUTHORITY" INCLUDES A
23 PERSON TO WHICH THE DUTIES AND RESPONSIBILITIES OF A WATER AND SEWER
24 AUTHORITY HAVE BEEN DELEGATED BY A WRITTEN AGREEMENT.

25 (2) A contract for the initial sale of improved, residential real property to
26 a member of the public who intends to occupy or rent the property for residential
27 purposes shall disclose the estimated cost, as established by the appropriate water

1 and sewer authority, of any deferred water and sewer charges for which the purchaser
2 may become liable. If the appropriate water and sewer authority has not established
3 a schedule of charges for the water and sewer project that benefits the property or if
4 a local jurisdiction has adopted a plan to benefit the property in the future, the
5 contract of sale shall disclose that fact.

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

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

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

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

13 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
14 October 1, 1999.