
By: **Senator Lawlah**
Introduced and read first time: February 5, 1999
Assigned to: Judicial Proceedings

A BILL ENTITLED

1 AN ACT concerning

2 **Real Property - Water and Sewer Authority - Disclosure of Deferred Charges**

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

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

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

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

24 (2) A contract for the initial sale of improved, residential real property to
25 a 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

1 a schedule of charges for the water and sewer project that benefits the property or if
2 a local jurisdiction has adopted a plan to benefit the property in the future, the
3 contract of sale shall disclose that fact.

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

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

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

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

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