

**Department of Legislative Services**  
Maryland General Assembly  
1999 Session

**FISCAL NOTE**  
**Revised**

House Bill 673 (Montgomery County and Prince George's County Delegations)  
Commerce and Government Matters

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**Real Property - Washington Suburban Sanitary Commission -  
Disclosure of Deferred Charges  
MC/PG 17-99**

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This bill includes private developers under the definition of a “water and sewer authority” if the duties and responsibilities of the Washington Suburban Sanitary Commission have been delegated by a written agreement or in accordance with a local ordinance. These private developers thus are required to notify perspective property buyers of the estimated costs of any deferred water and sewer charges for which a purchaser may become liable in the property sale contract. If the water and sewer authority is negligent in notifying the initial purchaser of these charges, then the purchaser is entitled to recover damages from the seller of the property.

The bill may not be construed to affect any person to whom a water and sewer authority other than the Washington Suburban Sanitary Commission has delegated any duty or responsibility.

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**Fiscal Summary**

**State Effect:** None.

**Local Effect:** None. Including private entities in the definition of “water and sewer authority” will not affect the Washington Suburban Sanitary Commission’s (WSSC) or the counties’ finances because this bill does not affect the procedures or liability under current law.

**Small Business Effect:** Potential minimal.

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## Fiscal Analysis

**Small Business Effect:** The WSSC advises that currently there are 40 water and sewer line installation jobs being performed by private developers in Montgomery and Prince George's counties. It is unknown how many of these developers are small businesses. Any damage payments depend on the extent to which small business developers do not comply with the provisions of this bill. However, these payments are expected to be minimal.

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**Information Source(s):** Montgomery County, Prince George's County, Washington Suburban Sanitary Commission

**Fiscal Note History:** First Reader - March 11, 1999  
mld/jr Revised - House Third Reader - April 6, 1999  
Revised - Enrolled Bill - April 29, 1999

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