

Department of Legislative Services  
Maryland General Assembly  
1999 Session

**FISCAL NOTE**  
**Revised**

Senate Bill 444 (Senator Lawlah)

Judicial Proceedings

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

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This bill includes private developers under the definition of a “water and sewer authority” if the duties and responsibilities of an authority have been delegated by a written agreement or in accordance with a local ordinance. These private developers 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.

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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 - February 16, 1999  
mld/jr Revised - Senate Third Reader - March 26, 1999

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