
By: **Anne Arundel County Delegation**
Introduced and read first time: January 25, 2002
Assigned to: Economic Matters

Committee Report: Favorable
House action: Adopted
Read second time: February 26, 2002

CHAPTER _____

1 AN ACT concerning

2 **Real Property - Sales of Homes in Anne Arundel County - Disclosure**
3 **Requirements**

4 FOR the purpose of requiring a contract of sale for residential real property to include
5 notice that, in order for a buyer to become fully informed of certain land-use
6 plans that may affect the property, the buyer should consult the appropriate
7 county agency or county Internet web site for information regarding these plans;
8 providing for the construction and application of this Act; and generally relating
9 to disclosure requirements for the sale of residential real property in Anne
10 Arundel County.

11 BY renumbering
12 Article - Real Property
13 Section 14-117(f)(12) through (21), respectively
14 to be Section 14-117(f)(13) through (22), respectively
15 Annotated Code of Maryland
16 (1996 Replacement Volume and 2001 Supplement)

17 BY adding to
18 Article - Real Property
19 Section 10-703 and 14-117(f)(12)
20 Annotated Code of Maryland
21 (1996 Replacement Volume and 2001 Supplement)

22 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF
23 MARYLAND, That Section(s) 14-117(f)(12) through (21), respectively, of Article -

1 Real Property of the Annotated Code of Maryland be renumbered to be Section(s)
2 14-117(f)(13) through (22), respectively.

3 SECTION 2. AND BE IT FURTHER ENACTED, That the Laws of Maryland
4 read as follows:

5 **Article - Real Property**

6 10-703.

7 (A) THIS SECTION APPLIES ONLY TO SINGLE FAMILY RESIDENTIAL REAL
8 PROPERTY IN ANNE ARUNDEL COUNTY IMPROVED BY FOUR OR FEWER SINGLE
9 FAMILY UNITS.

10 (B) ALL CONTRACTS OF SALE FOR RESIDENTIAL REAL PROPERTY SHALL
11 CONTAIN THE FOLLOWING NOTICE:

12 "THE BUYER FULLY UNDERSTANDS THAT IN ORDER TO BECOME MORE FULLY
13 INFORMED OF THE CURRENT AND FUTURE LAND-USE PLANS, FACILITY PLANS,
14 PUBLIC WORKS PLANS, SCHOOL PLANS, OR OTHER PLANS AFFECTING THE PROPERTY
15 OR AREA, THE BUYER SHOULD CONSULT THE APPROPRIATE COUNTY AGENCY OR
16 COUNTY INTERNET WEB SITE FOR INFORMATION REGARDING THESE PLANS."

17 (C) ALL LOCAL LAWS REQUIRING DISCLOSURE TO HOME BUYERS OF
18 INFORMATION SUBSTANTIALLY SIMILAR TO SUBSECTION (B) OF THIS SECTION
19 PREVAIL OVER THE REQUIREMENTS OF THIS SECTION.

20 14-117.

21 (f) A contract of sale shall also comply with the following provisions, if
22 applicable:

23 (12) SECTION 10-703 OF THIS ARTICLE (NOTICE PERTAINING TO LAND
24 USE IN COUNTY LAND-USE PLANS IN ANNE ARUNDEL COUNTY);

25 SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall be
26 construed to apply only prospectively and may not be applied or interpreted to have
27 any effect on or application to any contract of sale entered into before the effective
28 date of this Act.

29 SECTION 4. AND BE IT FURTHER ENACTED, That this Act shall take effect
30 October 1, 2002.

