
By: **Delegate Holmes**

Introduced and read first time: January 19, 2005

Assigned to: Environmental Matters

A BILL ENTITLED

1 AN ACT concerning

2 **New Residential Real Property - House Location Plat Requirements -**
3 **Recordation**

4 FOR the purpose of requiring the vendor of certain property to complete, present to
5 the purchaser, and record certain house location plats; providing for the form
6 and contents of certain house location plats; requiring the clerk of the circuit
7 court of each county to accept for recordation certain house location plats; and
8 generally relating to house location plats.

9 BY adding to
10 Article - Real Property
11 Section 3-108.2
12 Annotated Code of Maryland
13 (2003 Replacement Volume and 2004 Supplement)

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

16 **Article - Real Property**

17 3-108.2.

18 (A) A VENDOR OF NEWLY CONSTRUCTED RESIDENTIAL REAL PROPERTY
19 SHALL COMPLETE AND PRESENT TO THE PURCHASER, AT SETTLEMENT, A HOUSE
20 LOCATION PLAT.

21 (B) (1) THE HOUSE LOCATION PLAT SHALL COMPLY WITH STANDARDS THAT
22 THE STATE BOARD FOR PROFESSIONAL LAND SURVEYORS SETS BY REGULATION
23 UNDER § 15-208 OF THE BUSINESS OCCUPATIONS AND PROFESSIONS ARTICLE.

24 (2) (I) THE HOUSE LOCATION PLAT SHALL DELINEATE, IDENTIFY, AND
25 DESCRIBE AS TO THEIR PURPOSE ALL EASEMENTS SET FORTH ON THE SUBDIVISION
26 PLAT AND THOSE OTHERWISE KNOWN TO THE VENDOR OR SURVEYOR.

27 (II) ALL EASEMENTS SHALL BE DIMENSIONED, AND
28 MEASUREMENTS SHALL BE INDICATED ON EACH LINE SEGMENT OF THE EASEMENT.

1 (C) (1) THE VENDOR DESCRIBED IN SUBSECTION (A) OF THIS SECTION
2 SHALL RECORD THE HOUSE LOCATION PLAT WITH THE CLERK OF THE CIRCUIT
3 COURT FOR THE COUNTY.

4 (2) THE CLERK OF THE CIRCUIT COURT OF EACH COUNTY SHALL
5 ACCEPT, INDEX, AND RECORD A PLAT, AS SPECIFIED IN §§ 3-301 THROUGH 3-303 OF
6 THIS ARTICLE, THAT COMPLIES WITH AND IS FILED UNDER THE PROVISIONS OF THIS
7 SECTION.

8 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
9 October 1, 2005.