
By: **Senator Dyson**
Introduced and read first time: January 25, 2006
Assigned to: Judicial Proceedings

Committee Report: Favorable with amendments
Senate action: Adopted
Read second time: March 23, 2006

CHAPTER _____

1 AN ACT concerning

2 **Residential Real Property Sales - Notice Requirements - Military**
3 **Operations and Testing**

4 FOR the purpose of requiring a contract for the sale of residential real property to
5 contain a certain statement notifying the buyer that the property may be
6 ~~impacted by~~ located near a military installation that conducts certain military
7 operations ~~and certain military~~ or testing; providing for the application and
8 construction of this Act; and generally relating to notice requirements for the
9 sale of residential real property.

10 BY adding to
11 Article - Real Property
12 Section 14-117(k)
13 Annotated Code of Maryland
14 (2003 Replacement Volume and 2005 Supplement)

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

17 **Article - Real Property**

18 14-117.

19 (K) (1) THIS SUBSECTION DOES NOT APPLY IN ALLEGANY, CARROLL,
20 FREDERICK, GARRETT, HOWARD, MONTGOMERY, AND WASHINGTON COUNTIES.

21 (2) A CONTRACT FOR THE SALE OF RESIDENTIAL REAL PROPERTY SHALL
22 CONTAIN THE FOLLOWING STATEMENT:

1 "BUYER IS ADVISED THAT THE PROPERTY MAY BE LOCATED NEAR A MILITARY
2 INSTALLATION THAT CONDUCTS FLIGHT OPERATIONS, MUNITIONS TESTING, OR
3 MILITARY OPERATIONS THAT MAY RESULT IN HIGH NOISE ~~LEVELS. BUYER SHOULD~~
4 ~~CONTACT THE PUBLIC AFFAIRS OFFICE OF THE NEAREST MILITARY INSTALLATION~~
5 ~~TO DETERMINE WHETHER THE PROPERTY MAY BE IMPACTED BY TESTING OR~~
6 ~~OPERATIONS AT THE INSTALLATION."~~ LEVELS."

7 (2) ALL LOCAL LAWS REQUIRING A STATEMENT ~~OF OR~~ NOTICE
8 SUBSTANTIALLY SIMILAR TO THE STATEMENT REQUIRED UNDER PARAGRAPH (4) (2)
9 OF THIS SUBSECTION PREVAIL OVER THE REQUIREMENTS OF THIS SUBSECTION.

10 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
11 October 1, 2006.