

BY: Environmental Matters Committee

AMENDMENTS TO HOUSE BILL 549  
(First Reading File Bill)

AMENDMENT NO. 1

On page 1, in line 3, after “Law” insert “– Statute of Limitations – Disclosure in Real Estate Sales”; in line 8, after “offense” insert “; requiring that a seller disclose certain information about the violation in a disclosure statement of a contract for sale of real estate in Anne Arundel County; providing that the disclosure requirements imposed by this Act do not apply under certain circumstances; and generally relating to the prosecution of offenses that occur in the Chesapeake Bay Critical Area and to the disclosure of violations of a local law that occur in the Chesapeake Bay Critical Area in contracts for the sale of real property in Anne Arundel County”; and after line 13, insert:

“BY adding to

Article – Real Property

Section 14–117(l)

Annotated Code of Maryland

(2003 Replacement Volume and 2006 Supplement)”.

AMENDMENT NO. 2

On page 2, after line 14, insert:

“Article – Real Property

14–117.

**(L) (1) THIS SUBSECTION APPLIES TO ANNE ARUNDEL COUNTY.**

(Over)

(2) SUBJECT TO PARAGRAPH (3) OF THIS SUBSECTION, IF ANNE ARUNDEL COUNTY OR THE STATE HAS INITIATED ENFORCEMENT ACTION FOR A VIOLATION OF A LOCAL LAW DESCRIBED IN § 5-106(BB)(1) OF THE COURTS AND JUDICIAL PROCEEDINGS ARTICLE, THE SELLER OF THE REAL PROPERTY SHALL DISCLOSE IN THE DISCLOSURE STATEMENT OF A CONTRACT FOR SALE OF THE REAL PROPERTY WHERE THE VIOLATION OCCURRED:

(I) THE NATURE OF THE VIOLATION;

(II) THE STATUS OF ANY ONGOING PROCEEDINGS TO ENFORCE THE VIOLATION; AND

(III) ANY ACTIONS THE BUYER OF THE REAL PROPERTY MAY BE REQUIRED TO TAKE WITH RESPECT TO THE PROPERTY IN ORDER TO CURE THE VIOLATION.

(3) IF A VIOLATION OF A LOCAL LAW DESCRIBED IN § 5-106(BB)(1) OF THE COURTS AND JUDICIAL PROCEEDINGS ARTICLE IS CURED AND A BUYER OF THE REAL PROPERTY WHERE THE VIOLATION OCCURRED WOULD NOT HAVE ANY OBLIGATION TO CURE THE VIOLATION, PARAGRAPH (2) OF THIS SUBSECTION DOES NOT APPLY.”.