

SENATE BILL 672

N1

71r2058

By: **Senators Harris and Greenip**

Introduced and read first time: February 2, 2007

Assigned to: Judicial Proceedings

A BILL ENTITLED

1 AN ACT concerning

2 **Residential Real Property Sales – Notice Requirements – Industrial Zoned**
3 **Land**

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 located near industrial zoned land; providing for the application and
7 construction of this Act; and generally relating to notice requirements for the
8 sale of residential real property.

9 BY adding to
10 Article – Real Property
11 Section 14–117(l)
12 Annotated Code of Maryland
13 (2003 Replacement Volume and 2006 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 14–117.

18 **(L) (1) THIS SUBSECTION APPLIES IN BALTIMORE CITY AND ANNE**
19 **ARUNDEL AND BALTIMORE COUNTIES.**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



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

3 **“BUYER IS ADVISED THAT THE PROPERTY MAY BE LOCATED NEAR**
4 **INDUSTRIAL ZONED LAND, THE USE OF WHICH MAY CAUSE VIBRATIONS, DUST,**
5 **NOISE, TRUCK TRAFFIC, NOXIOUS ODORS, OR OTHER DISRUPTION OF OR**
6 **INTERFERENCE WITH THE QUIET ENJOYMENT OF THE PROPERTY.”.**

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

11 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
12 October 1, 2007.