

# HOUSE BILL 1052

N1

8lr0334

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By: **Prince George's County Delegation**  
Introduced and read first time: February 7, 2008  
Assigned to: Economic Matters

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## A BILL ENTITLED

1 AN ACT concerning

2 **Prince George's County - Real Property - Home Builders - Community**  
3 **Amenities**

4 **PG 405-08**

5 FOR the purpose of requiring a home builder that agrees to provide a community  
6 amenity to a community development located in Prince George's County to  
7 include certain information in the contract of sale; requiring a certain home  
8 builder to make a certain community amenity available by a certain date;  
9 providing for a certain penalty; defining a certain term; providing for the  
10 application of this Act; and generally relating to home builders and community  
11 amenities in Prince George's County.

12 BY adding to  
13 Article - Real Property  
14 Section 10-706  
15 Annotated Code of Maryland  
16 (2003 Replacement Volume and 2007 Supplement)

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

19 **Article - Real Property**

20 **10-706.**

21 (A) **IN THIS SECTION, "COMMUNITY AMENITY" INCLUDES:**

22 (1) **A COUNTRY CLUB;**

23 (2) **A GOLF COURSE;**

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.  
[Brackets] indicate matter deleted from existing law.



- 1           **(3) A HEALTH CLUB;**  
2           **(4) A PARK;**  
3           **(5) A SWIMMING POOL;**  
4           **(6) A TENNIS COURT; AND**  
5           **(7) A WALKING TRAIL.**

6           **(B) (1) A HOME BUILDER THAT AGREES TO PROVIDE A COMMUNITY**  
7 **AMENITY TO A COMMUNITY DEVELOPMENT LOCATED IN PRINCE GEORGE'S**  
8 **COUNTY SHALL INCLUDE IN THE CONTRACT OF SALE THE DATE BY WHICH THE**  
9 **COMMUNITY AMENITY WILL BE MADE AVAILABLE.**

10           **(2) A HOME BUILDER SUBJECT TO PARAGRAPH (1) OF THIS**  
11 **SUBSECTION SHALL MAKE THE COMMUNITY AMENITY AVAILABLE BY THE DATE**  
12 **STATED IN THE CONTRACT OF SALE.**

13           **(C) A HOME BUILDER THAT VIOLATES SUBSECTION (B) OF THIS**  
14 **SECTION SHALL PAY TO THE OWNER OF EACH HOME IN THE COMMUNITY**  
15 **DEVELOPMENT AN AMOUNT EQUAL TO 10% OF THE PURCHASE PRICE OF THE**  
16 **OWNER'S HOME.**

17           SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall be  
18 construed to apply only prospectively and may not be applied or interpreted to have  
19 any effect on or application to any contracts of sale for property in a community  
20 development located in Prince George's County entered into before the effective date of  
21 this Act.

22           SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect  
23 October 1, 2008.