

HOUSE BILL 1052

N1

8lr0334

By: **Prince George's County Delegation**

Introduced and read first time: February 7, 2008

Assigned to: Economic Matters

Committee Report: Favorable

House action: Adopted

Read second time: March 27, 2008

CHAPTER _____

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.**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike-out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



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

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

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

4 **(3) A HEALTH CLUB;**

5 **(4) A PARK;**

6 **(5) A SWIMMING POOL;**

7 **(6) A TENNIS COURT; AND**

8 **(7) A WALKING TRAIL.**

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

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

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

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

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