

# HOUSE BILL 970

N1

7lr2926

---

By: **Delegates Fraser–Hidalgo, Holmes, Reznik, and West**

Introduced and read first time: February 6, 2017

Assigned to: Environment and Transportation

---

Committee Report: Favorable with amendments

House action: Adopted

Read second time: March 12, 2017

---

## CHAPTER \_\_\_\_\_

1 AN ACT concerning

2 **Real Property – New Home Sales – Information on Energy–Efficient Options**

3 FOR the purpose of requiring a home builder registrant to provide a purchaser with certain  
4 information on energy–efficient options available for installation in a new home  
5 under certain circumstances; requiring a contract for the initial sale of a new home  
6 to contain a certain acknowledgment that the purchaser was ~~informed about certain~~  
7 provided with certain information about energy–efficient options; and generally  
8 relating to new home sales and energy–efficient ~~alternatives~~ options for the home.

9 BY repealing and reenacting, with amendments,  
10 Article – Business Regulation  
11 Section 4.5–603  
12 Annotated Code of Maryland  
13 (2015 Replacement Volume and 2016 Supplement)

14 BY adding to  
15 Article – Real Property  
16 Section 14–117(m)  
17 Annotated Code of Maryland  
18 (2015 Replacement Volume and 2016 Supplement)

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

21 **Article – Business Regulation**

---

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 4.5-603.

2 (A) (1) THIS SUBSECTION APPLIES ONLY TO A DEVELOPMENT THAT  
3 CONTAINS 11 OR MORE NEW HOMES TO BE BUILT BY THE SAME REGISTRANT.

4 (2) PRIOR TO THE EXECUTION OF ANY CONTRACT FOR THE INITIAL  
5 SALE OF A NEW HOME, A REGISTRANT SHALL PROVIDE THE PURCHASER WITH  
6 WRITTEN INFORMATION ABOUT ANY ENERGY-EFFICIENT OPTIONS, INCLUDING A  
7 STATEMENT THAT TAX CREDITS MAY BE AVAILABLE RELATED TO THE  
8 ENERGY-EFFICIENT OPTIONS, THAT ARE AVAILABLE FOR INSTALLATION IN THE  
9 HOME BEFORE CONSTRUCTION OF THE HOME IS COMPLETED.

10 (B) A registrant shall include in any contract for the initial sale of a new home the  
11 information required under § 14-117(a)(3), [and] (i), AND (M) of the Real Property Article,  
12 if applicable.

13 **Article - Real Property**

14 14-117.

15 (M) (1) THIS SUBSECTION APPLIES ONLY TO A DEVELOPMENT THAT  
16 CONTAINS 11 OR MORE NEW HOMES TO BE BUILT BY THE SAME HOME BUILDER.

17 (2) A CONTRACT FOR THE INITIAL SALE OF A NEW HOME, AS DEFINED  
18 IN THE MARYLAND HOME BUILDER REGISTRATION ACT, SHALL CONTAIN AN  
19 ACKNOWLEDGMENT THAT THE PURCHASER WAS ~~ADVISED~~ PROVIDED BY THE HOME  
20 BUILDER ~~OF~~ WITH WRITTEN INFORMATION ABOUT ANY ENERGY-EFFICIENT  
21 OPTIONS, INCLUDING A STATEMENT THAT TAX CREDITS MAY BE AVAILABLE  
22 RELATED TO THE ENERGY-EFFICIENT OPTIONS, THAT ARE AVAILABLE FOR  
23 INSTALLATION IN THE HOME BEFORE CONSTRUCTION OF THE HOME ~~WAS~~ IS  
24 COMPLETED.

25 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
26 October 1, 2017.