

SB0485/363525/1

BY: Judicial Proceedings Committee

AMENDMENTS TO SENATE BILL 485
(First Reading File Bill)

AMENDMENT NO. 1

Strike line 2 in its entirety and substitute “**Frederick County – Residential Property Sales – Contract Disclosures**”; in line 3, after “requiring” insert “, in Frederick County.”; in line 4, after “Priorities” insert “List (NPL)”; in lines 4 and 5, strike “contain a certain notice” and substitute “include a certain addendum”.

AMENDMENT NO. 2

Strike beginning with “**FOR**” in line 16 down through “**SITE**” in line 19 and substitute “**THIS SECTION APPLIES ONLY IN FREDERICK COUNTY.**”

(B) THE SELLER OF RESIDENTIAL PROPERTY THAT IS LOCATED WITHIN 0.5 MILES OF A NATIONAL PRIORITIES LIST (NPL) SUPERFUND SITE SHALL PROVIDE THE BUYER WITH AN ADDENDUM TO THE CONTRACT FOR THE SALE OF THE PROPERTY THAT CONTAINS, IN CONSPICUOUS TYPE:

(1) IDENTIFICATION OF THE SUPERFUND SITE AND ITS PROXIMITY TO THE PROPERTY;

(2) THE DEFINITION OF A NATIONAL PRIORITIES LIST (NPL) SUPERFUND SITE UNDER U.S. ENVIRONMENTAL PROTECTION AGENCY GUIDELINES; AND

(3) THE UNIFORM RESOURCE LOCATOR (URL) FOR THE U.S. ENVIRONMENTAL PROTECTION AGENCY SEARCH FOR SUPERFUND SITES WHERE YOU LIVE WEBSITE;

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in line 20, strike “(B)” and “(A)”, respectively, and substitute “(C)” and “(B)”, respectively; in line 20, strike “NOTICE” and substitute “AN ADDENDUM”; and after line 21, insert:

“(D) IF A BUYER ENTERS INTO A PURCHASE OR CONSTRUCTION CONTRACT THAT DOES NOT INCLUDE AN ADDENDUM REQUIRED UNDER SUBSECTION (B) OF THIS SECTION, THE BUYER:

(1) MAY VOID THE CONTRACT; AND

(2) ON RESCISSION OF THE CONTRACT, SHALL BE ENTITLED TO A REFUND OF ANY MONEY PAID TO THE SELLER OR BUILDER.”