

# HOUSE BILL 281

N1

3lr2535  
CF 3lr1395

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By: **Delegate Fair**

Introduced and read first time: January 25, 2023

Assigned to: Environment and Transportation

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## A BILL ENTITLED

1 AN ACT concerning

2 **Residential Property – Sales Contracts – Disclosures**

3 FOR the purpose of requiring a contract for the sale of residential real property located  
4 within a certain distance of a site listed on the Superfund Enterprise Management  
5 System to contain a certain notice; establishing that a contract for the sale of  
6 residential real property may not be voided under certain circumstances; and  
7 generally relating to disclosure requirements for a contract for the sale of residential  
8 real property.

9 BY adding to

10 Article – Real Property

11 Section 10–713

12 Annotated Code of Maryland

13 (2015 Replacement Volume and 2022 Supplement)

14 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,

15 That the Laws of Maryland read as follows:

16 **Article – Real Property**

17 **10–713.**

18 **(A) A CONTRACT OF SALE FOR RESIDENTIAL REAL PROPERTY LOCATED**  
19 **WITHIN 0.5 MILES OF A SITE LISTED ON THE SUPERFUND ENTERPRISE**  
20 **MANAGEMENT SYSTEM SHALL INCLUDE A NOTICE SIGNED BY THE HOMEOWNER**  
21 **DISCLOSING THE PROXIMITY OF THE PROPERTY TO A SITE LISTED ON THE**  
22 **SUPERFUND ENTERPRISE MANAGEMENT SYSTEM, TO BE INITIALED BY THE BUYER.**

23 **(B) A CONTRACT SUBJECT TO THE REQUIREMENTS OF SUBSECTION (A) OF**  
24 **THIS SECTION MAY NOT BE VOIDED SOLELY BECAUSE:**

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1                   **(1) THE NOTICE REQUIRED UNDER SUBSECTION (A) OF THIS SECTION**  
2 **IS NOT INCLUDED IN THE CONTRACT; OR**

3                   **(2) THE BUYER DOES NOT INITIAL THE NOTICE REQUIRED UNDER**  
4 **SUBSECTION (A) OF THIS SECTION.**

5                   SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
6 October 1, 2023.