

SB0125/733921/1

BY: Environment and Transportation Committee

AMENDMENTS TO SENATE BILL 125
(Third Reading File Bill)

AMENDMENT NO. 1

On page 1, in line 2, strike “**Notice**” and substitute “**Disclosures**”; strike beginning with “a” in line 5 down through “law” in line 11 and substitute “the seller of residential real property located within a certain distance of a National Priorities List (NPL) Superfund site to include a certain addendum to the contract for the sale of the property”; and in line 12, strike “notice” and substitute “disclosure”.

AMENDMENT NO. 2

On page 2, after line 1, insert:

“(A) THE SELLER OF RESIDENTIAL PROPERTY THAT IS LOCATED WITHIN 1 MILE OF A NATIONAL PRIORITIES LIST (NPL) SUPERFUND SITE SHALL PROVIDE THE BUYER WITH AN ADDENDUM TO THE CONTRACT OF SALE THAT CONTAINS, IN CONSPICUOUS TYPE:

(1) IDENTIFICATION OF THE SUPERFUND SITE THAT IS WITHIN 1 MILE OF THE PROPERTY;

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

(3) THE UNIFORM RESOURCE LOCATOR (URL) FOR THE FOLLOWING U.S. ENVIRONMENTAL PROTECTION AGENCY WEBSITES:

(I) SEARCH FOR SUPERFUND SITES WHERE YOU LIVE; AND

(II) SUPERFUND HUMAN EXPOSURE DASHBOARD; AND

(4) A NOTICE THAT WITHIN 5 DAYS AFTER SIGNING AND DATING THE CONTRACT OF SALE AND ON WRITTEN NOTICE TO THE SELLER, THE BUYER:

(I) MAY VOID THE CONTRACT OF SALE; AND

(II) ON RESCISSION OF THE CONTRACT OF SALE, SHALL RECEIVE A FULL REFUND OF ANY MONEY PAID TO THE SELLER.

(B) AN ADDENDUM UNDER SUBSECTION (A) OF THIS SECTION SHALL BE PROVIDED IN THE FOLLOWING FORM OR A SUBSTANTIALLY SIMILAR FORM:

“NATIONAL PRIORITIES LIST (NPL) SUPERFUND SITE DISCLOSURE ADDENDUM (THE “ADDENDUM”)

BUYER AND SELLER HEREBY ACKNOWLEDGE THAT:

(1) A NATIONAL PRIORITIES LIST (NPL) SUPERFUND SITE IS A SITE OF NATIONAL PRIORITY AMONG THE KNOWN RELEASES OR THREATENED RELEASES OF HAZARDOUS SUBSTANCES, POLLUTANTS, OR CONTAMINANTS THROUGHOUT THE UNITED STATES AND ITS TERRITORIES;

(2) THE SELLER HEREBY NOTIFIES THE BUYER THAT THE PROPERTY IS LOCATED WITHIN 1 MILE OF _____, WHICH IS A NATIONAL PRIORITIES LIST (NPL) SUPERFUND SITE. INFORMATION ABOUT THE LOCATION OF SUPERFUND SITES THROUGHOUT THE STATE OF MARYLAND AND ACROSS THE UNITED STATES CAN BE FOUND AT THE ENVIRONMENTAL

PROTECTION AGENCY'S SEARCH FOR SUPERFUND SITES WHERE YOU LIVE
WEBSITE; AND

(3) THE BUYER HEREBY ACKNOWLEDGES THAT WITHIN FIVE (5) DAYS
AFTER SIGNING AND DATING THE ADDENDUM, AND ON WRITTEN NOTICE TO THE
SELLER, THE BUYER MAY VOID THE CONTRACT OF SALE AND IS ENTITLED TO
THE RETURN OF ANY MONEY PAID TO THE SELLER ON ACCOUNT OF THE
CONTRACT OF SALE.

SELLER SIGNATURE _____ DATE _____

BUYER SIGNATURE _____ DATE _____".".

On pages 3 and 4, strike in their entirety the lines beginning with line 26 on page 3 through line 24 on page 4, inclusive.