## **HOUSE BILL 486**

N1 HB 281/23 – ENT CF SB 125

By: Delegates Fair, Pruski, Shetty, Terrasa, and Wu

Introduced and read first time: January 22, 2024 Assigned to: Environment and Transportation

## A BILL ENTITLED

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1	AN	ACT	concerning

## Residential Property Sales - Contract Disclosures - Superfund Sites

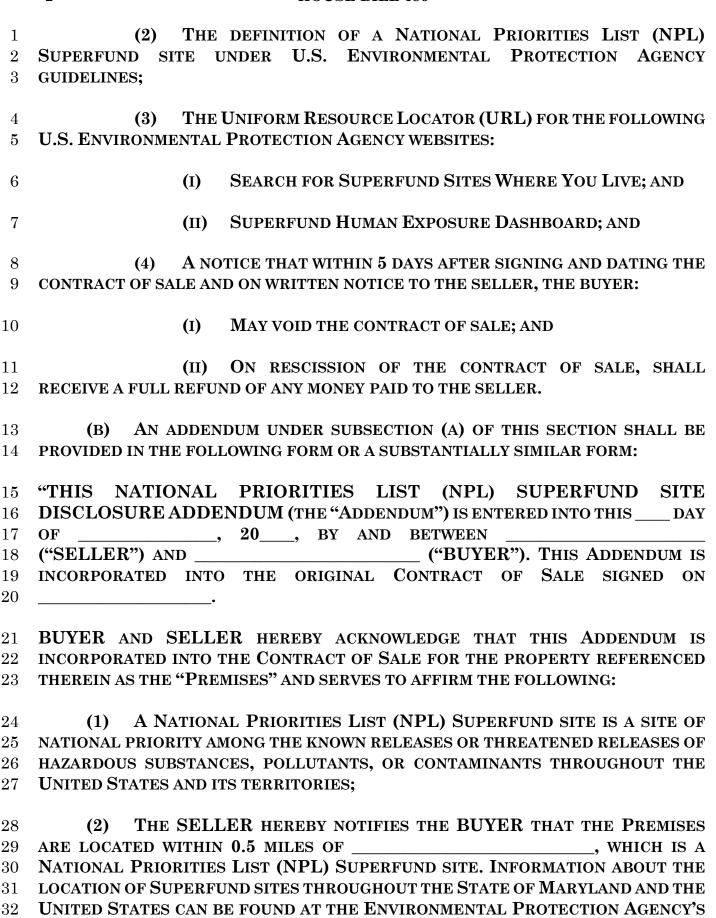
- 3 FOR the purpose of requiring the seller of residential real property located within a certain
- distance of a National Priorities List (NPL) Superfund site to include a certain addendum to the contract for the sale of the property; and generally relating to
- 6 disclosure requirements for a contract for the sale of residential real property.
- 7 BY adding to

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- 8 Article Real Property
- 9 Section 10–714
- 10 Annotated Code of Maryland
- 11 (2023 Replacement Volume)
- 12 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND.
- 13 That the Laws of Maryland read as follows:

## 14 Article – Real Property

- 15 **10–714**.
- 16 (A) THE SELLER OF RESIDENTIAL PROPERTY THAT IS LOCATED WITHIN 0.5
- 17 MILES OF A NATIONAL PRIORITIES LIST (NPL) SUPERFUND SITE SHALL PROVIDE
- 18 THE BUYER WITH AN ADDENDUM TO THE CONTRACT OF SALE THAT CONTAINS, IN
- 19 CONSPICUOUS TYPE:
- 20 (1) IDENTIFICATION OF THE SUPERFUND SITE THAT IS WITHIN 0.5
- 21 MILES OF THE PROPERTY:



- SUPERFUND SITES WHERE YOU LIVE 1 SEARCH **FOR** 2 (HTTPS://WWW.EPA.GOV/SUPERFUND/SEARCH-SUPERFUND-SITES-WHERE-YOU-LIVE). 3 INFORMATION ABOUT THE STATUS OF SUPERFUND SITE CONTAMINATION STABILIZATION CAN BE FOUND AT THE ENVIRONMENTAL PROTECTION AGENCY'S 4 SUPERFUND HUMAN EXPOSURE DASHBOARD (HTTPS://www.epa.gov/superfund/ 5 SUPERFUND-HUMAN-EXPOSURE-DASHBOARD); 6 7 BY SIGNING AND DATING BELOW, THE BUYER AND SELLER AGREE 8 THAT THE ADDENDUM SHALL BE LEGALLY BINDING AND INCORPORATED INTO THE ABOVE-REFERENCED CONTRACT OF SALE; AND 9 THE BUYER HEREBY ACKNOWLEDGES THAT THE BUYER HAS READ 10 THE ADDENDUM IN FULL AND UNDERSTANDS THAT WITHIN FIVE (5) DAYS AFTER 11 SIGNING AND DATING THE ADDENDUM, AND ON WRITTEN NOTICE TO THE SELLER, 12 THE BUYER MAY VOID THE CONTRACT OF SALE AND IS ENTITLED TO THE RETURN 13 OF ANY MONEY PAID TO THE SELLER ON ACCOUNT OF THE CONTRACT OF SALE. 14 SELLER SIGNATURE DATE 15
- SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect 18 October 1, 2024.

BUYER SIGNATURE \_\_\_\_\_\_\_ DATE \_\_\_\_\_\_\_.

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