



**House Bill 399 – Real Property – Required Notices for Contracts of Sale – Zones of Dewatering Influence**

**Position: Support**

The Maryland REALTORS® support HB 399, which adds a notice to purchasers that the property they are considering is located in a zone of dewatering influence. State zones of dewatering influence cover Baltimore, Carroll, Frederick, and Washington Counties.

Zones of dewatering influence are susceptible to the formation of sinkholes. This disclosure would alert potential home buyers to available information from the Department of the Environment, and also to state level remedies should a sinkhole develop on their property.

The Maryland REALTORS® worked with Delegate Krimm to ensure the notice and cancellation language currently aligns with other required notices and disclosures given to buyers during a real estate transaction. And, by maintaining dewatering zone maps on a publicly accessible website, buyers will have timely access to the information needed to complete a real property purchase.

Maryland REALTORS® recommend a favorable report.

**For more information contact [bill.castelli@mdrealtor.org](mailto:bill.castelli@mdrealtor.org),  
[susan.mitchell@mdrealtor.org](mailto:susan.mitchell@mdrealtor.org), or [lisa.may@mdrealtor.org](mailto:lisa.may@mdrealtor.org)**