



## **House Bill 250 – Private Well Safety Act 2022**

### **Position: Support**

Maryland REALTORS® supports efforts to ensure clean and safe drinking water for Maryland residents served by private wells. The REALTORS® supported amendments in the House which are included in the bill before the Senate Committee today.

Among other provisions, HB 250 will provide homeowners and homebuyers information about their wells and an opportunity to inspect a well before purchase. However, the purchaser may agree to waive the test. The waiver addresses situations such as: properties which are sold “as is;” where timeliness is important for a transaction; and where certain mortgages like FHA already require a test that may not be the same as the test required by the bill.

Another important change to the bill was to clarify that test results are valid for 3 years similar to the current requirement in state law for residential rental real estate.

With these changes enacted in the House, the Maryland REALTORS® supports HB 250 and encourages a favorable report.

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