

Re: HB 486, 2/22/24

It's common sense that prospective buyers should be advised that they are buying a property near a superfund site. This provision is currently not prescribed in law, and ought to be. The Fiscal Note for this bill lists what is currently prescribed regarding advance notice to prospective buyers, and the issue of a property being within 0.5 mile of a superfund site, is not on the list. **I want a succinct summary of the provisions of HB 486 added to the list.**

The current 7 notice requirement, according to the Fiscal Note, are as follows. Notice of estimated deferred water and sewer charges; notice of costs of recordation or transfer taxes; notice that the subject property may be located in a "critical area" of the Chesapeake Bay and Atlantic Coastal Bays; notice of specified development impact fees; notice of protection by the Real Estate Guaranty Fund; notices related to deposits, specified contractual provisions, and warranties; and notice that the subject property may be located in a zone of dewatering influence.

Sincerely,

James P. Wagner, District 3
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