

of the legislation; and providing that in a contract of sale of improved, residential real property a disclosure of certain deferred water and sewer charges need shall-only be made-if-available; and requiring a certain disclosure when deferred water and sewer charges are not available.

BY repealing

Article - Real Property
Section 10-109
Annotated Code of Maryland
(1974 Volume and 1980 Supplement)

BY adding to

Article - Real Property
Section 14-118
Annotated Code of Maryland
(1974 Volume and 1980 Supplement)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That section(s) of the Annotated Code of Maryland be repealed, amended, or enacted to read as follows:

Article - Real Property

[10-109.

(a) A contract of sale of improved, residential real property shall disclose to the initial purchaser the estimated cost of any deferred water and sewer charges for which the purchaser may become liable.

(b) Violation of this section shall entitle the initial purchaser to recover from the seller two times the amount of deferred charges he is required to pay.]

14-118.

(A) A CONTRACT OF SALE OF IMPROVED, RESIDENTIAL REAL PROPERTY SHALL DISCLOSE TO THE INITIAL PURCHASER THE ESTIMATED COST, ~~---IF---AVAILABLE~~ AS ESTABLISHED BY THE APPROPRIATE WATER AND SEWER AUTHORITY, OF ANY DEFERRED WATER AND SEWER CHARGES FOR WHICH THE PURCHASER MAY BECOME LIABLE. ~~IF THERE ARE NO REASONABLE AND RELIABLE MEANS AVAILABLE UPON WHICH TO DETERMINE THE ESTIMATED COST OF ANY DEFERRED CHARGES, THE CONTRACT OF SALE SHALL DISCLOSE THAT FACT TO THE INITIAL PURCHASER.~~ IF THE APPROPRIATE WATER AND SEWER AUTHORITY HAS NOT ESTABLISHED A SCHEDULE OF CHARGES FOR THE WATER AND SEWER PROJECT THAT BENEFITS THE PROPERTY OR IF A LOCAL JURISDICTION HAS ADOPTED A PLAN TO BENEFIT THE PROPERTY IN THE FUTURE, THE CONTRACT OF SALE SHALL DISCLOSE THAT FACT TO THE INITIAL PURCHASER.