

(2) The real estate licensee representing a purchaser of residential real property, or, if the purchaser is not represented by a licensee, the real estate licensee representing an owner of residential real estate and dealing with the purchaser, has a duty to inform the purchaser of the purchaser's rights and obligations under this section.

(3) If a real estate licensee performs the duties specified in this subsection, the licensee:

(i) Shall have no further duties under this section to the parties to a residential real estate transaction; and

(ii) Is not liable to any party to a residential real estate transaction for a violation of this section.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2005.

Approved May 26, 2005.

CHAPTER 549

(House Bill 426)

AN ACT concerning

**Hospitals — Emergency Department Services — Satellite Locations
Freestanding Medical Facilities — Licensing and Pilot Project**

~~FOR the purpose of exempting from certificate of need requirements the establishment of certain emergency department services at a satellite location of an acute care general hospital under certain circumstances; altering certain definitions; providing for the application of this Act; and generally relating to the regulation of hospital emergency department services at satellite locations.~~

FOR the purpose of requiring the Department of Health and Mental Hygiene to adopt regulations for licensing a certain freestanding medical facility; requiring a freestanding medical facility to meet certain standards; requiring the Department to issue a license to a freestanding medical facility that meets licensure requirements and receives approval from the Maryland Health Care Commission; providing for a certain exception; authorizing the Department to impose certain sanctions against a freestanding medical facility under certain circumstances; requiring the Department, before imposing certain sanctions, to give notice and the opportunity for a hearing and judicial review under the Administrative Procedure Act; requiring the Department, before imposing a directed plan of correction, to give notice and the opportunity for a certain informal hearing; establishing a freestanding medical facility pilot project; requiring the Department to issue a freestanding medical facility license to a freestanding medical facility pilot project under certain circumstances; requiring a freestanding medical facility pilot project to provide to the Maryland