

## COUNTY LOCAL LAWS

property owner, to provide to prospective purchasers the opportunity to examine applicable master plans or the General Plan for the County prior to entering into contracts for sale of such property; to require in contracts for the sale of real property located in Montgomery County a provision notifying prospective purchasers of their right to review applicable plans pursuant to this Act; to require prospective purchasers to indicate in writing that they have been offered the opportunity to review applicable plans and that they have either viewed the same or have waived that privilege; to require any agent of a property owner selling real property located in Montgomery County to disclose to prospective purchasers, prior to the entering into of any contract for sale of such property, the location of any airport or heliport, as defined by the County zoning ordinance, which is located within a radius of five miles of the subject property; to provide for the adoption of Article III by incorporated towns, villages, or municipalities and for the enforcement thereof by the County; and to provide for a penalty for the violation of any provision of this Act.

BE IT ENACTED BY THE COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND, that

Sec. 1. A new Article III, title "Sale of Real Property," consisting of new sections 40-10 through 40-14, is hereby added to Chapter 40, Montgomery County Code 1972, as amended, to follow immediately after Section 40-9 thereof, and to read as follows:

ARTICLE III. SALE OF REAL PROPERTY.

40-10. DUTY TO PROVIDE FOR REVIEW OF MASTER PLANS, ETC.

IT SHALL BE THE DUTY OF THE PROPERTY OWNER'S AGENT WHEN SELLING EITHER UNIMPROVED OR IMPROVED REAL PROPERTY LOCATED IN MONTGOMERY COUNTY, WHETHER OR NOT IN A SUBDIVISION, OR IN THE EVENT AN AGENT IS NOT EMPLOYED, IT SHALL BE THE DUTY OF THE PROPERTY OWNER, TO PROVIDE TO THE PROSPECTIVE PURCHASER, OR IF MORE THAN ONE PURCHASER, TO AT LEAST ONE OF THE PURCHASERS, PRIOR TO THE ENTERING INTO A CONTRACT OF SALE FOR SUCH PROPERTY, THE OPPORTUNITY TO EXAMINE THE APPROPRIATE MASTER PLAN FOR THE AREA INVOLVED, INCLUDING MAPS SHOWING PLANNED LAND USES, ROADS AND HIGHWAYS, AND THE LOCATION AND NATURE OF PROPOSED PARKS AND OTHER PUBLIC FACILITIES, AFFECTING THE PROPERTY, OR IN THE EVENT THAT THERE EXISTS NO AREA MASTER PLAN AFFECTING THE PROPERTY, THE GENERAL PLAN FOR THE COUNTY, INCLUDING PLANNED LAND USES, ROADS AND HIGHWAYS AND THE LOCATION AND NATURE OF PROPOSED PARKS AND OTHER PUBLIC FACILITIES. ALL CONTRACTS FOR THE SALE