

MONTGOMERY COUNTY

Approved June 1, 1974

Chapter 58

Bill No. 2-74

AN ACT to add a new Chapter 11A, title "Condominiums", to the Montgomery County Code 1972, as amended, to follow immediately after Chapter 11 thereof, to provide for the preparation of a property report and the filing of such report with the Office of Consumer Affairs prior to the offering for sale or notice to tenants of the conversion of condominium units in a condominium project; to specify the nature and extent of the information required to be contained in the property report; to provide for the furnishing of a property report to a prospective purchaser of a condominium unit and to allow the purchaser to rescind the purchase contract within fifteen (15) days after execution; to require 120 day notice to existing tenants to be given in the case of a conversion of rental property to condominium status; to permit tenants to terminate without penalty or termination payment existing leases upon notification of a conversion of their rental units to condominium status; to prohibit unlawful representations in connection with condominium property reports; to provide for the administration of this Chapter by the Office of Consumer Affairs; to provide for the application of this Chapter throughout areas of the County under jurisdiction of the County government and in incorporated municipalities who elect to bring themselves under provision of this Chapter; to specify that violations of the provisions of this Chapter may be subject to civil penalties not to exceed \$500.00 and costs and criminal penalties not to exceed \$1000.00; to provide for civil enforcement proceedings; to provide for definitions of terms used throughout this Chapter and to state legislative findings by the Montgomery County Council.

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

Sec. 1. There is hereby added to the Montgomery County Code 1972, as amended, a new Chapter 11A, title "Condominiums", to follow immediately after Chapter 11 thereof and to read as follows:

11A-1. LEGISLATIVE FINDINGS.