

CHAPTER 568

(House Bill 298)

AN ACT concerning

Residential Real Property Sales - Notice Requirements - Military Operations and Testing

FOR the purpose of requiring a contract for the sale of residential real property to contain a certain statement notifying the buyer that the property may be ~~impacted by~~ located near a military installation that conducts certain military operations ~~and certain military~~ or testing; providing for the application and construction of this Act; and generally relating to notice requirements for the sale of residential real property.

BY adding to

Article - Real Property

Section 14-117(k)

Annotated Code of Maryland

(2003 Replacement Volume and 2005 Supplement)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:

Article - Real Property

14-117.

(K) (1) THIS SUBSECTION DOES NOT APPLY IN ALLEGANY, CARROLL, FREDERICK, GARRETT, HOWARD, MONTGOMERY, AND WASHINGTON COUNTIES.

(2) A CONTRACT FOR THE SALE OF RESIDENTIAL REAL PROPERTY SHALL CONTAIN THE FOLLOWING STATEMENT:

"BUYER IS ADVISED THAT THE PROPERTY MAY BE LOCATED NEAR A MILITARY INSTALLATION THAT CONDUCTS FLIGHT OPERATIONS, MUNITIONS TESTING, OR MILITARY OPERATIONS THAT MAY RESULT IN HIGH NOISE LEVELS. ~~BUYER SHOULD CONTACT THE PUBLIC AFFAIRS OFFICE OF THE NEAREST MILITARY INSTALLATION TO DETERMINE WHETHER THE PROPERTY MAY BE IMPACTED BY TESTING OR OPERATIONS AT THE INSTALLATION.~~"

(2) (3) ALL LOCAL LAWS REQUIRING A STATEMENT ~~OF OR~~ NOTICE SUBSTANTIALLY SIMILAR TO THE STATEMENT REQUIRED UNDER PARAGRAPH (1) (2) OF THIS SUBSECTION PREVAIL OVER THE REQUIREMENTS OF THIS SUBSECTION.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2006.

Enacted May 26, 2006.