

Article - Real Property
Section 14-118 and 14-120
Annotated Code of Maryland
(1988 Replacement Volume and 1988 Supplement)

BY renumbering

Article - Real Property
Section 14-119
to be Section 14-118
Annotated Code of Maryland
(1988 Replacement Volume and 1988 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.

(A) A contract for the sale of real property subject to a ground rent shall contain the following:

(1) Notice of the existence of the ground rent; and

(2) Notice that if the ground rent is not timely paid the effect may [be] BE:

(i) That the reversionary owner of the ground rent may bring an action for possession against the ground rent tenant under § 8-402.2 of this article; and

(ii) As a result of the action for possession, the reversionary owner of the ground rent may own the property in fee, discharged from the lease.

(B) A CONTRACT ~~OF~~ FOR THE INITIAL SALE OF IMPROVED, RESIDENTIAL REAL PROPERTY TO A MEMBER OF THE PUBLIC WHO INTENDS TO OCCUPY OR RENT THE PROPERTY FOR RESIDENTIAL PURPOSES SHALL DISCLOSE ~~TO THE INITIAL PURCHASER~~ THE ESTIMATED COST, AS ESTABLISHED BY THE APPROPRIATE WATER AND SEWER AUTHORITY, OF ANY DEFERRED WATER AND SEWER CHARGES FOR WHICH THE PURCHASER MAY BECOME LIABLE. 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~~.

(C) VIOLATION OF SUBSECTION (B) OF THIS SECTION ENTITLES THE INITIAL PURCHASER TO RECOVER FROM THE SELLER: