

(1988 Replacement Volume and 1994 Supplement)

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

**Article – Real Property**

10-702.

(a) (1) THIS SECTION APPLIES ONLY TO SINGLE FAMILY RESIDENTIAL REAL PROPERTY IMPROVED BY FOUR OR FEWER SINGLE FAMILY UNITS.

(2) This section does not apply to:

[[1]](I) The initial sale of single family residential real property ~~THAT HAS NEVER BEEN OCCUPIED BY THE INITIAL PURCHASER OR A TENANT;~~

1. THAT HAS NEVER BEEN OCCUPIED; OR

2. FOR WHICH A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED WITHIN 1 YEAR BEFORE THE VENDOR AND PURCHASER ENTER INTO A CONTRACT OF SALE;

[[2]](II) A transfer that is exempt from the transfer tax under § 13-207 of the Tax – Property Article, except land installment contracts of sale under § 13-207(11) of the Tax – Property Article and options to purchase real property under § 13-207(12) of the Tax – Property Article;

[[3]](III) A sale by a ~~lender-acquiring~~ LENDER OR AN AFFILIATE OR SUBSIDIARY OF A LENDER THAT ACQUIRED the real property by foreclosure or deed in lieu of foreclosure;

[[4]](IV) A sheriff's sale, tax sale, or sale by foreclosure, partition, or by court appointed trustee;

[[5]](V) A transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust; [or]

[[6]](VI) A transfer of single family residential real property to be converted by the buyer into a use other than residential use or to be demolished; OR

(VII) A SALE OF UNIMPROVED REAL PROPERTY.

(b) (1) A vendor of single family residential real property shall complete and deliver to each purchaser:

(i) A written residential property condition disclosure statement on a form provided by the State Real Estate Commission; or

(ii) A written residential property disclaimer statement on a form provided by the State Real Estate Commission.