

(1994 Replacement Volume and 2000 Supplement)

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

**Article - Real Property**

14-104.

(c) (5) Paragraphs (1) and (2) of this subsection apply only if each grantee OR AN AGENT OF THE GRANTEE provides a statement that is signed under oath by the grantee OR AGENT OF THE GRANTEE stating that:

(i) 1. The grantee is a first-time Maryland home buyer as defined under subsection (a) of this section; and

2. The residence will be occupied by the grantee as the grantee's principal residence; or

(ii) 1. The grantee is a co-maker or guarantor of a purchase money mortgage or purchase money deed of trust as defined in § 12-108(i) of the Tax - Property Article for the property; and

2. The grantee will not occupy the residence as the co-maker's or guarantor's principal residence.

(6) A STATEMENT UNDER PARAGRAPH (5) OF THIS SUBSECTION BY AN AGENT OF A GRANTEE SHALL STATE THAT THE STATEMENT:

(I) IS BASED ON A DILIGENT INQUIRY MADE BY THE AGENT WITH RESPECT TO THE FACTS SET FORTH IN THE STATEMENT; AND

(II) IS TRUE TO THE BEST OF THE KNOWLEDGE, INFORMATION, AND BELIEF OF THE AGENT.

**Article - Tax - Property**

13-203.

(b) (1) In this subsection, "first-time Maryland home buyer" means an individual who has never owned in the State residential real property that has been the individual's principal residence.

(2) If there are two or more grantees, this subsection does not apply unless each grantee is a first-time Maryland home buyer or a co-maker or guarantor of a purchase money mortgage or purchase money deed of trust as defined in § 12-108(i) of this article for the property and the co-maker or guarantor will not occupy the residence as the co-maker's or guarantor's principal residence.

(3) Notwithstanding any other provision of law, for a sale of improved residential real property to a first-time Maryland home buyer who will occupy the property as a principal residence, the rate of the transfer tax is 0.25% of the consideration payable for the instrument of writing and the transfer tax shall be paid entirely by the seller.