

FOR the purpose of ~~requiring a seller of real property to provide copies of any conservation easements encumbering the property to the buyer within a certain time; requiring a contract for the sale of real property encumbered by a conservation easement~~ establishing that a purchaser has the right to rescind a contract for the sale of property encumbered by a conservation easement if the seller fails to give the purchaser a copy of certain conservation easements within a certain time and the contract of sale fails to contain a certain notice under certain circumstances; requiring the ~~buyer~~ purchaser of certain real property to provide certain notice to the owner of a conservation easement; providing that the seller and ~~buyer~~ purchaser are entitled to rely on a conservation easement recorded in the land records in satisfying certain requirements; ~~providing for certain exceptions~~; defining certain terms; and generally relating to the sale of real property encumbered by a conservation easement.

BY adding to

Article - Real Property

Section 10-705

Annotated Code of Maryland

(2003 Replacement Volume and 2006 Supplement)

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

### Article - Real Property

#### 10-705.

(A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.

(2) "CONSERVATION EASEMENT" MEANS AN EASEMENT, COVENANT, RESTRICTION, OR CONDITION ON REAL PROPERTY, INCLUDING AN AMENDMENT TO AN EASEMENT, COVENANT, RESTRICTION, OR CONDITION AS PROVIDED FOR IN § 2-118 OF THIS ARTICLE AND OWNED BY:

(I) THE MARYLAND ENVIRONMENTAL TRUST;

(II) THE MARYLAND HISTORICAL TRUST;

(III) THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION;