

In accordance with Article II, Section 17 of the Maryland Constitution, today I have vetoed Senate Bill 511 - *Real Property - Sale of Property Encumbered by a Conservation Easement*.

This bill requires a seller of property encumbered by a conservation easement to provide the purchaser a copy of all such easements encumbering the property. The seller must also include in the sales contract a statement with specified information about the conservation easement and the purchaser's rights and responsibilities regarding it. If a seller fails to meet these requirements, the purchaser has the right to rescind the contract. The purchaser must also give notice of the sale to the owner of the conservation easement.

House Bill 465, which was passed by the General Assembly and signed by me, accomplishes the same purpose. Therefore, it is not necessary for me to sign Senate Bill 511.

Sincerely,

Martin O'Malley  
Governor

### Senate Bill 511

AN ACT concerning

### Real Property - Sale of Property Encumbered by a Conservation Easements - Notification of Buyers Easement

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