

designated as workforce housing as defined in § 4-1801 of the Housing and Community Development Article.

(6) (I) THIS PARAGRAPH APPLIES ONLY TO CECIL COUNTY.

(II) THE COUNTY MAY EXERCISE THE AUTHORITY GRANTED UNDER THIS SECTION ONLY IN DESIGNATED GROWTH AREAS AS DEFINED IN THE COUNTY COMPREHENSIVE PLAN.

(III) THE COUNTY SHALL HOLD AT LEAST ONE PUBLIC HEARING ON A BILL CREATING A SPECIAL TAXING DISTRICT.

~~(II)~~ (IV) AT ~~THE~~ A PUBLIC HEARING ON A BILL CREATING A SPECIAL TAXING DISTRICT, THE COUNTY GOVERNING BODY MAY CONSIDER THE FOLLOWING ELEMENTS OF A PROPOSED DEVELOPMENT THAT WOULD RECEIVE THE PROCEEDS OF A PROPOSED BOND UNDER THIS SECTION:

1. DEVELOPMENT DESIGN STANDARDS;
2. THE USE OF TRANSFER OF DEVELOPMENT RIGHTS OR OTHER METHODS OF INCREASING THE DENSITY OF DEVELOPMENT;
3. DESIGN AND USAGE OF OPEN SPACE; AND
4. AVAILABILITY AND DESIGN OF RECREATIONAL AND EDUCATIONAL FACILITIES.

~~(IV)~~ (V) A LAW ENACTED BY THE COUNTY UNDER THE AUTHORITY OF THIS SECTION SHALL ~~REQUIRE:~~

~~1. REASONABLE DISCLOSURE IN THE REAL ESTATE CONTRACT TO BUYERS OF REAL PROPERTY WITHIN A SPECIAL TAXING DISTRICT OF ANY SPECIAL ASSESSMENT, SPECIAL TAX, OR OTHER FEE OR CHARGE FOR WHICH THE BUYER WOULD BE LIABLE DUE TO THE SPECIAL TAXING DISTRICT;~~

~~2. THAT A SELLER'S FAILURE TO PROVIDE THE DISCLOSURE REQUIRED UNDER ITEM 1 OF THIS SUBPARAGRAPH RENDERS THE CONTRACT VOIDABLE AT THE OPTION OF THE BUYER BEFORE THE DATE OF SETTLEMENT; AND~~

~~3. THAT~~ REQUIRE THAT ADEQUATE DEBT SERVICE RESERVE FUNDS BE MAINTAINED.