

HOUSE BILL 821

N1

3lr1049

By: **Montgomery County Delegation**

Introduced and read first time: February 8, 2023

Assigned to: Environment and Transportation

A BILL ENTITLED

1 AN ACT concerning

2 **Montgomery County – New Single-Family Residential Real Property Sales –**
3 **Contract Requirements**

4 **MC 17–23**

5 FOR the purpose of requiring a contract for the sale of new single-family residential real
6 property in Montgomery County to contain certain information regarding
7 contractors or subcontractors performing work on the property and requiring the
8 vendor or builder to provide certain updated information at settlement; and
9 generally relating to contracts for new homes.

10 BY repealing and reenacting, with amendments,
11 Article – Real Property
12 Section 10–712
13 Annotated Code of Maryland
14 (2015 Replacement Volume and 2022 Supplement)

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

17 **Article – Real Property**

18 10–712.

19 (a) **THIS SECTION APPLIES ONLY TO THE SALE OF SINGLE-FAMILY**
20 **RESIDENTIAL REAL PROPERTY IN MONTGOMERY COUNTY.**

21 **(B) (1)** A contract of sale for single-family residential real property [in
22 Montgomery County] shall include a notice that school boundaries designated for the
23 property may be subject to change.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 **[(b)] (2)** A contract [subject to the requirements of subsection (a) of this section]
2 **OF A SALE** may not be voided solely because:

3 **[(1)] (I)** The notice required under [subsection (a)] **PARAGRAPH (1)** of
4 this [section] **SUBSECTION** is not included in the contract; or

5 **[(2)] (II)** The buyer does not initial the notice required under [subsection
6 (a)] **PARAGRAPH (1)** of this [section] **SUBSECTION**.

7 **(c) (1)** **THIS SUBSECTION DOES NOT APPLY TO THE SALE OF A CUSTOM**
8 **HOME UNDER SUBTITLE 5 OF THIS TITLE.**

9 **(2)** **A CONTRACT OF SALE FOR NEW SINGLE-FAMILY RESIDENTIAL**
10 **REAL PROPERTY SHALL:**

11 **(I)** **IDENTIFY TO THE EXTENT KNOWN THE NAME, ADDRESS,**
12 **AND TELEPHONE NUMBER OF EACH CONTRACTOR OR SUBCONTRACTOR THAT**
13 **PERFORMED OR WILL PERFORM WORK ON THE PROPERTY; AND**

14 **(II)** **REQUIRE THE VENDOR OR BUILDER TO DELIVER TO THE**
15 **PURCHASER AT THE TIME OF SETTLEMENT AN UPDATED LIST INCLUDING THE NAME,**
16 **ADDRESS, AND TELEPHONE NUMBER OF EACH CONTRACTOR OR SUBCONTRACTOR**
17 **THAT PERFORMED WORK ON THE PROPERTY.**

18 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
19 October 1, 2023.