

Bill No. 3-02
Concerning: Real Property - Disclosure -
Assessments
Revised: 1-29-02 Draft No. 2
Introduced: February 5, 2002
Expires: August 5, 2003
Enacted: _____
Executive: _____
Effective: _____
Sunset Date: None
Ch. _____, Laws of Mont. Co. _____

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND

By: Councilmembers Praisner and Andrews

AN ACT to:

- (1) require certain disclosures to prospective buyers of real property regarding potential increases in assessed value;
- (2) require buyers of certain real property to indicate whether they received certain information; and
- (3) generally amend the law governing disclosure of information in real estate transactions.

By adding

Montgomery County Code
Chapter 40, Real Property
Section 40-12B

Boldface	<i>Heading or defined term.</i>
<u>Underlining</u>	<i>Added to existing law by original bill.</i>
[Single boldface brackets]	<i>Deleted from existing law by original bill.</i>
<u>Double underlining</u>	<i>Added by amendment.</i>
[[Double boldface brackets]]	<i>Deleted from existing law or the bill by amendment.</i>
* * *	<i>Existing law unaffected by bill.</i>

The County Council for Montgomery County, Maryland approves the following Act:

Sec. 1. Chapter 40 is amended by adding Section 40-12B:

40-12B. Disclosure of potential tax assessment increases.

(a) The seller of any real property must disclose to each prospective buyer before the buyer signs a contract for the sale of the property that after the property is sold the assessed value of the property for real estate tax purposes may be increased to an amount that may equal or approach the sale price.

(b) A prospective buyer must indicate, by signing an addendum to the contract or a separate section of the contract printed in boldface type in a clearly demarcated box, that the buyer understands that after the property is sold the assessed value of the property for real estate tax purposes may be increased to an amount that may equal or approach the sale price.

Sec. 2. Effective Date. Section 40-12B, added by this Act, takes effect on July 1, 2002, and applies to any contract for the sale of real property signed on or after that date.

Approved:

Steven Silverman, President, County Council

Date

Approved:

Douglas M. Duncan, County Executive

Date

This is a correct copy of Council action.

Mary A. Edgar, CMC, Clerk of the Council

Date