

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**2010 Legislative Session**

Bill No. CB-42-2010

Chapter No. 48

Proposed and Presented by Council Member Harrison

Introduced by Council Member Harrison, Campos, Bland, Exum, Knotts, Dean, Olson

Co-Sponsors \_\_\_\_\_

Date of Introduction July 13, 2010

**BILL**

1 AN ACT concerning

2 Notice to Purchasers of Real Estate of Certain Land Records

3 For the purpose of amending the Consumer Protection laws of the County to require disclosure  
4 in residential real estate contracts of certain information in the land records maintained in the  
5 County of the subject property and to provide provisions for the failure to provide the required  
6 notice.

7 BY repealing and reenacting with amendments:

8 SUBTITLE 2. ADMINISTRATION.

9 Section 2-162.01,

10 The Prince George's County Code

11 (2007 Edition, 2009 Supplement).

12 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
13 Maryland, that Section 2-162.01 of the Prince George's County Code be and the same is repealed  
14 and reenacted with the following amendments:

15 SUBTITLE 2. ADMINISTRATION.

16 DIVISION 8. CONSUMER PROTECTION.

17 Subdivision 2. Real Estate Practices.

18 **Sec. 2-162.01. Contracts for the sale of real property.**

19 (a) All contracts for the sale of real property located in this County shall contain the  
20 following terms of sale, or other wording identical in its effect:

21 "Seller(s) certifies that Seller(s) has no knowledge of any published preliminary

1 or adopted land use plan (or adopted Zoning Map Amendment) which may result  
 2 in condemnation or taking of any part of Seller's(s') property. [Purchaser(s)]  
 3 Buyer(s) acknowledge(s) that [Purchaser(s)] Buyer(s) is aware that information  
 4 relative to (1) government plans for land use, roads, highways, parks,  
 5 transportation, etc., and (2) rezoning is available for inspection at the County  
 6 Administration Building, Upper Marlboro, Maryland, at www.PGAtlas.com, and  
 7 http://www.pgplanning.org/Planning Home . Buyer(s) further acknowledges,  
 8 and is strongly encouraged to take advantage of his/her opportunity to examine  
 9 the above referenced information and any other information pertaining to the  
 10 property that is relevant to Buyer prior to signing or entering into the contract of  
 11 sale”.

12 \* \* \* \* \*

13 SECTION 2. BE IT FURTHER ENACTED that the provisions of this Act are hereby  
 14 declared to be severable; and, in the event that any section, subsection, paragraph, subparagraph,  
 15 sentence, clause, phrase, or word of this Act is declared invalid or unconstitutional by a court of  
 16 competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining  
 17 words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this  
 18 Act, since the same would have been enacted without the incorporation in this Act of any such  
 19 invalid or unconstitutional word, phrase, clause, sentence, subparagraph, subsection, or section.

20 SECTION 3. BE IT FURTHER ENACTED that this Act shall take effect on forty-five (45)  
 21 calendar days after it becomes law.

Adopted this 7<sup>th</sup> day of September , 2010.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
Thomas E. Dernoga  
Chair

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council

APPROVED:

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
Jack B. Johnson  
County Executive

KEY:  
Underscoring indicates language added to existing law.  
[Brackets] indicate language deleted from existing law.  
Asterisks \*\*\* indicate intervening existing Code provisions that remain unchanged.