

Bill No.: _____
Requested: _____
Committee: _____

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Stored – 09/19/19
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By: **Senator Lam**

A BILL ENTITLED

1 AN ACT concerning

2 **Howard County – School District Boundary Changes and Sales of Residential**
3 **Real Property – Notices**

4 **Ho. Co. 04–20**

5 FOR the purpose of requiring a contract for the sale of single family residential real
6 property in Howard County to contain a certain notice concerning school district
7 boundary changes; authorizing a purchaser to rescind a certain contract within a
8 certain period of time after receipt of a certain notice; entitling a purchaser to
9 the return of certain deposits under certain circumstances; providing for the
10 application of certain provisions of this Act; and generally relating to notices of
11 school district boundary changes in Howard County.

12
13 BY adding to

14 Article – Real Property
Section 10–711
Annotated Code of Maryland
(2015 Replacement Volume and 2019 Supplement)

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

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



Article – Real Property

10-711.

(A) A CONTRACT OF SALE FOR SINGLE FAMILY RESIDENTIAL REAL PROPERTY IN HOWARD COUNTY SHALL INCLUDE THE FOLLOWING NOTICE WRITTEN IN CONSPICUOUS, BOLD, AND UNDERSCORED TYPE:

“NOTICE TO HOME BUYER REGARDING SCHOOL DISTRICTS:

BY SIGNING THIS ADDENDUM, THE BUYER ACKNOWLEDGES THAT THE HOWARD COUNTY PUBLIC SCHOOL SYSTEM (HCPSS) SCHOOLS DESIGNATED FOR THIS PROPERTY ARE SUBJECT TO CHANGE AT ANY TIME. THE BUYER HAS NO ASSURANCE THAT THE CURRENT HCPSS SCHOOL ASSIGNMENTS FOR THIS PROPERTY (COMMONLY KNOWN AS THE SCHOOL DISTRICT) WILL REMAIN IN EFFECT FOR ANY PERIOD OF TIME. THE HOWARD COUNTY BOARD OF EDUCATION PERIODICALLY REVIEWS AND AMENDS THE SCHOOL BOUNDARIES FOR EACH SCHOOL AND IS ULTIMATELY RESPONSIBLE FOR ANY CHANGES TO THE ASSIGNED SCHOOLS AND THEIR BOUNDARIES.”.

(B) A PURCHASER:

(1) HAS THE UNCONDITIONAL RIGHT TO RESCIND THE CONTRACT AT ANY TIME BEFORE, OR WITHIN 2 DAYS AFTER, RECEIPT OF THE NOTICE REQUIRED UNDER SUBSECTION (A) OF THIS SECTION; AND

(2) IS ENTITLED TO THE IMMEDIATE RETURN OF ANY DEPOSITS MADE IN ACCORDANCE WITH THE CONTRACT.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 2020.