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By: **Montgomery County Delegation**  
Introduced and read first time: February 9, 2001  
Assigned to: Economic Matters

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A BILL ENTITLED

1 AN ACT concerning

2                                   **Property Located in Historic District in Montgomery County - Notification**  
3                                   **to Purchasers**  
4                                   **MC 109-01**

5 FOR the purpose of requiring that a purchaser of real property located in a historic  
6 district in Montgomery County be notified of restrictions and guidelines  
7 pertaining to the property; requiring that the purchaser be given information for  
8 contacting the historic preservation commission of Montgomery County; and  
9 providing for the application of this Act.

10 BY adding to  
11 Article - Real Property  
12 Section 10-703  
13 Annotated Code of Maryland  
14 (1996 Replacement Volume and 2000 Supplement)

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

17                                   **Article - Real Property**

18 10-703.

19 A CONTRACT FOR THE SALE OF REAL PROPERTY LOCATED IN AN AREA  
20 DESIGNATED AS A HISTORIC DISTRICT BY THE HISTORIC PRESERVATION  
21 COMMISSION OF MONTGOMERY COUNTY, TO A MEMBER OF THE PUBLIC WHO  
22 INTENDS TO USE THE PROPERTY FOR EITHER RESIDENTIAL OR COMMERCIAL  
23 PURPOSES, IS NOT ENFORCEABLE BY THE VENDOR UNLESS THE PURCHASER IS  
24 GIVEN, ON OR BEFORE ENTERING INTO THE CONTRACT FOR THE SALE OF THE  
25 PROPERTY OR WITHIN 20 CALENDAR DAYS AFTER ENTERING INTO THE CONTRACT,  
26 THE FOLLOWING INFORMATION IN WRITING:

1           (1)     NOTICE THAT THE PROPERTY IS LOCATED IN A HISTORIC DISTRICT,  
2 AS DESIGNATED BY THE HISTORIC PRESERVATION COMMISSION OF MONTGOMERY  
3 COUNTY;

4           (2)     NOTICE THAT REGULATIONS, ORDINANCES, AND GUIDELINES  
5 CONCERNING HISTORIC PRESERVATION ADOPTED BY THE HISTORIC PRESERVATION  
6 COMMISSION OF MONTGOMERY COUNTY MUST BE FOLLOWED WHEN RENOVATIONS  
7 OR OTHER CHANGES ARE MADE TO THE PROPERTY; AND

8           (3)     THE ADDRESS AND TELEPHONE NUMBER OF THE HISTORIC  
9 PRESERVATION COMMISSION OF MONTGOMERY COUNTY, TO ENABLE THE  
10 PURCHASER TO REQUEST FURTHER INFORMATION ABOUT THE REGULATIONS,  
11 ORDINANCES, AND GUIDELINES CONCERNING HISTORIC PRESERVATION THAT  
12 APPLY TO THE PROPERTY PURCHASED OR TO BE PURCHASED.

13     SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
14 October 1, 2001.