

**HB0178/740717/1**

BY: Environment and Transportation Committee

AMENDMENTS TO HOUSE BILL 178  
(First Reading File Bill)

AMENDMENT NO. 1

On page 1, in line 4, after the first “of” insert “requiring the Department of the Environment to develop and publish a certain map on the Department’s website;”; in the same line, strike “vendor” and substitute “contract for the sale”; strike beginning with “a certain” in line 4 down through “provisions” in line 6 and substitute “Baltimore County, Carroll County, Frederick County, or Washington County to include a certain notice about property located in a zone of dewatering influence”; in line 7, strike “located in a certain zone of dewatering influence” and substitute “that does not receive the notice required under this Act”; in line 8, after “property” insert “and for the return of certain deposits”; strike beginning with “providing” in line 8 down through “circumstances;” in line 10 and substitute “requiring the return of certain deposits to comply with certain law; requiring a contract for the sale of property to comply with certain provisions of this Act;”; strike in their entirety lines 13 through 17, inclusive, and substitute:

“BY repealing and reenacting, without amendments,

Article – Environment

Section 15-813(a) and (c) through (i)

Annotated Code of Maryland

(2014 Replacement Volume and 2019 Supplement)

BY repealing and reenacting, with amendments,

Article – Environment

Section 15-813(b)

Annotated Code of Maryland

(2014 Replacement Volume and 2019 Supplement)”;

(Over)

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in line 20, after “10-711” insert “and 14-117(e)(23)”; and after line 22, insert:

“BY repealing and reenacting, with amendments,  
Article - Real Property  
Section 14-117(e)(21) and (22)  
Annotated Code of Maryland  
(2015 Replacement Volume and 2019 Supplement)”.

AMENDMENT NO. 2

On page 2, after line 20, insert:

**“(3) THE DEPARTMENT SHALL DEVELOP AND PUBLISH ON ITS WEBSITE FOR USE BY THE PUBLIC A SEARCHABLE MAP OF ZONES OF DEWATERING INFLUENCE ESTABLISHED BY THE DEPARTMENT UNDER THIS SUBSECTION.”.**

AMENDMENT NO. 3

On page 4, in line 20, strike “A ZONE OF DEWATERING INFLUENCE” and substitute “BALTIMORE COUNTY, CARROLL COUNTY, FREDERICK COUNTY, AND WASHINGTON COUNTY”.

On pages 4 and 5, strike beginning with “VENDOR” in line 21 on page 4 down through “REGULATIONS” in line 9 on page 5 and substitute “CONTRACT FOR THE SALE OF REAL PROPERTY SHALL INCLUDE, IN CONSPICUOUS, BOLD, AND UNDERSCORED TYPE, THE FOLLOWING BUYER NOTICE IN THE CONTRACT:

**“NOTICE ON ZONES OF DEWATERING INFLUENCE”**

**A PURCHASER OF REAL PROPERTY LOCATED IN BALTIMORE COUNTY, CARROLL COUNTY, FREDERICK COUNTY, OR WASHINGTON COUNTY IS ADVISED TO CONTACT THE MARYLAND DEPARTMENT OF THE ENVIRONMENT TO DETERMINE**

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**WHETHER THE REAL PROPERTY FOR PURCHASE IS LOCATED WITHIN A ZONE OF DEWATERING INFLUENCE. MARYLAND LAW PROVIDES CERTAIN REMEDIES FOR PROPERTY IMPACTED BY DEWATERING**”.

On page 5 in lines 10, 15, and 21, in each instance, strike “DOCUMENTS” and substitute “NOTICE”; in line 15, after “(2)” insert “(I)”; in lines 19 and 22, strike “(I)” and “(II)”, respectively, and substitute “1.” and “2.”, respectively; after line 23, insert:

**“(II) THE RETURN OF ANY DEPOSITS HELD IN TRUST BY A LICENSED REAL ESTATE BROKER TO A PURCHASER UNDER SUBPARAGRAPH (I)1 OF THIS PARAGRAPH SHALL COMPLY WITH THE PROCEDURES SET FORTH IN § 17-505 OF THE BUSINESS OCCUPATIONS AND PROFESSIONS ARTICLE.”;**

and strike in their entirety lines 24 through 29, inclusive, and substitute:

“14-117.

(e) A contract of sale shall also comply with the following provisions, if applicable:

(21) Section 13-504 of the Tax – Property Article (notice of liability for agricultural land transfer tax in Washington County); [and]

(22) Section 6-824 of the Environment Article (disclosure pertaining to obligations to perform risk reduction); AND

**(23) SECTION 10-711 OF THIS ARTICLE (NOTICE ON ZONES OF DEWATERING INFLUENCE).”.**