



January 15, 2021

The Honorable Kumar P. Barve, Chair
House Environment and Transportation Committee
House Office Building, Room 251
6 Bladen St., Annapolis, MD 21401

Favorable w/ Amendment: HB 399 – SHA – Required Notices for Contracts of Sale – Zones of Dewatering

Dear, Chair Barve and Committee Members:

The NAIOP Maryland Chapters representing more than 700 companies involved in all aspects of commercial, industrial, and mixed-use real estate support HB 399 with an amendment to exempt non-residential property from the required contract disclosure.

Identifying environmental conditions and potential hazards like the presence of a zone of dewatering influence is included in the phase I environmental assessment prospective buyers complete prior to finalizing purchase of non-residential property.

For this reason, NAIOP requests that page 5 line 1 be amended to read:

C) A CONTRACT FOR THE SALE OF RESIDENTIAL REAL PROPERTY SHALL INCLUDE, IN CONSPICUOUS, BOLD, AND UNDERSCORED TYPE, THE FOLLWING BUYER NOTICE IN THE CONTRACT:

For these reasons, NAIOP respectfully requests your favorable w/ amendment report on House Bill 399.

Sincerely;

A handwritten signature in blue ink that reads "T.M. Ballentine". The signature is written in a cursive style and is positioned above the printed name of the sender.

Tom Ballentine, Vice President for Policy
NAIOP Maryland Chapters -*The Association for Commercial Real Estate*

cc: House Environment and Transportation Committee Members
Nick Manis – Manis, Canning Assoc.