

Chapter 593

(House Bill 541)

AN ACT concerning

Montgomery County – Residential Property Sales – School District Information

MC 01–21

FOR the purpose of requiring a contract for the sale of single–family residential real property in Montgomery County to contain a certain notice concerning school district boundary changes; establishing that a certain contract may not be voided under certain circumstances; and generally relating to notice of school district information in the sale of residential real property in Montgomery County.

BY adding to

Article – Real Property

Section 10–711

Annotated Code of Maryland

(2015 Replacement Volume and 2020 Supplement)

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

Article – Real Property

10–711.

(A) A CONTRACT OF SALE FOR SINGLE–FAMILY RESIDENTIAL REAL PROPERTY IN MONTGOMERY COUNTY SHALL INCLUDE A NOTICE THAT SCHOOL BOUNDARIES DESIGNATED FOR THE PROPERTY MAY BE SUBJECT TO CHANGE.

(B) A CONTRACT SUBJECT TO THE REQUIREMENTS OF SUBSECTION (A) OF THIS SECTION MAY NOT BE VOIDED SOLELY BECAUSE:

(1) THE NOTICE REQUIRED UNDER SUBSECTION (A) OF THIS SECTION IS NOT INCLUDED IN THE CONTRACT; OR

(2) THE BUYER DOES NOT INITIAL THE NOTICE REQUIRED UNDER SUBSECTION (A) OF THIS SECTION.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2021.

Enacted under Article II, § 17(c) of the Maryland Constitution, May 30, 2021.