

**CITY OF BALTIMORE  
COUNCIL BILL 16-0765  
(First Reader)**

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Introduced by: Councilmembers Kraft, Clarke, Henry, Holton, Middleton, President Young,  
Councilmembers Scott, Mosby, Welch, Costello, Reisinger

Introduced and read first time: October 24, 2016

Assigned to: Judiciary and Legislative Investigations Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Baltimore Development Corporation,  
Department of Housing and Community Development

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Disclosure of Industrial and Railroad Operations – Stand-Alone Disclosure Required**

3 FOR the purpose of requiring a prominent disclosure before any sale of real property directing  
4 buyers to review the City’s map of industrial zones and railroad locations; clarifying and  
5 conforming related provisions; and generally relating to required disclosures in real estate  
6 transactions.

7 BY repealing and reordaining, with amendments

8 Article 2 - Consumer Protections

9 Section(s) 14-6

10 Baltimore City Code

11 (Edition 2000)

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the  
13 Laws of Baltimore City read as follows:

14 **Baltimore City Code**

15 **Article 2. Consumer Protections**

16 **Subtitle 14. Real Estate Practices – Disclosures**

17 **§ 14-6. [Heavy-industrial] INDUSTRIAL and railroad operations.**

18 On or before entering into a contract for the sale of any real property, the seller must provide  
19 the buyer with the following disclosure ON A SEPARATE, STAND-ALONE, PAGE REQUIRING THE  
20 BUYER’S SIGNATURE:

EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

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1                   **Disclosure of [Heavy-Industrial] INDUSTRIAL and Railroad Operations**

2                   Buyer is advised that the property may be located near [heavy-industrial]  
3                   INDUSTRIAL operations [(that is, land uses limited to an M-3 Industrial Zoning  
4                   District under Zoning Code Title 7, Subtitle 4)] or near railroad operations.

5                   These operations may involve the use of machinery, trucks, or trains, 24 hours a  
6                   day, 7 days a week, and may create or cause noises, odors, fumes, bright lights,  
7                   vibrations, and safety hazards.

8                   Detailed information on the location of [heavy-industrial (M-3)] INDUSTRIAL  
9                   zones and on the location of railroad tracks can be found on the “Baltimore  
10                  CityView” website, at <http://cityview.baltimorecity.gov>.

11                  **SECTION 2. AND BE IT FURTHER ORDAINED,** That the catchlines contained in this Ordinance  
12                  are not law and may not be considered to have been enacted as a part of this or any prior  
13                  Ordinance.

14                  **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
15                  after the date it is enacted.