

**CITY OF BALTIMORE
COUNCIL BILL 17-0006
(First Reader)**

Introduced by: Councilmembers Cohen, Henry, Clarke, Scott
Introduced and read first time: January 9, 2017
Assigned to: Judiciary and Legislative Investigations Committee

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

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Real Estate Practices – Disclosures –**
3 **Industrial, Railroad, and Truck Operations**

4 FOR the purpose of specifying a certain format for and broadening the scope of a pre-sale
5 disclosure required to be given potential buyers of real property; providing for a special
6 effective date; and generally relating to disclosures required in real estate transactions.

7 BY repealing and reordaining, with amendments

8 Article 2 - Consumer Protections

9 Section(s) 14-6

10 Baltimore City Code

11 (As amended by Ord. 16-581)

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], AND TRUCK**
18 **OPERATIONS.**

19 On or before entering into a contract for the sale of any real property, the seller must provide
20 the buyer with the following disclosure, PRINTED IN BOLD CAPITAL LETTERS, ENCLOSED IN A
21 RED BOX, AND REQUIRING THE BUYER'S SIGNATURE TO ACKNOWLEDGE THE BUYER'S RECEIPT
22 OF THE DISCLOSURE:

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

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**Disclosure of [Heavy-]Industrial OPERATIONS, [and] Railroad Operations,
AND TRUCK ROUTES**

Buyer is advised that the property may be located near [heavy-]industrial operations [(] – that is, land uses limited to an [I-2 General] Industrial Zoning District[, an MI Maritime Industrial Zoning District, or a T Transportation Zoning District)] – or near railroad operations OR TRUCK ROUTES.

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

Detailed information on the location of [heavy-industrial (I-2, MI, and T) zones] INDUSTRIAL ZONING DISTRICTS and on the location of railroad tracks can be found on the “Baltimore CityView” website, at <http://cityview.baltimorecity.gov>. TRUCK ROUTES CAN BE FOUND ON THE CITY’S MAP OF “OFFICIAL TRUCK ROUTES”, PUBLISHED BY THE CITY DEPARTMENT OF TRANSPORTATION AND POSTED ON ITS WEBSITE.

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

SECTION 3. AND BE IT FURTHER ORDAINED, That this Ordinance does not apply to any contract for the sale of real property that has been entered into before the effective date of this Ordinance

SECTION 4. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on: (i) the 30th day after the date on which this Ordinance is enacted; or (ii) if later, the date on which Ordinance 16-581 becomes effective.