



**BALTIMORE  
HOUSING**

**CATHERINE PUGH**  
Mayor

**MICHAEL BRAVERMAN**  
Acting Executive Director, HAABC  
Acting Commissioner, HCD

## MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council  
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Acting Commissioner *MBR*

Date: March 1, 2017

Re: **City Council Bill 17-0006 - Real Estate Practices – Disclosures –  
Industrial, Railroad, and Truck Operations**

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The Department of Housing and Community Development (HCD) has reviewed City Council Bill 17-0006, for the purpose of specifying a certain format for and broadening the scope of a pre-sale disclosure required to be given potential buyers of real property; providing for a special effective date; and generally relating to disclosures required in real estate transactions.

If enacted, this bill would change the existing disclosure language notifying potential buyers of property in the city that the property could be located close to operations that might create or cause noises, odors, fumes, bright lights, vibrations and safety hazards. The current language includes a link to a map that identifies industrial zoning districts and the location of railroad tracks and this bill would update the language to also include a link identifying official truck routes in the City. This bill would also require the disclosure language to be printed in bold capital letters, enclosed in a red box and require the seller to get the signature of the potential buyer prior to them entering into a contract of sale.

HCD supports the addition of the information on truck routes in the city to the existing disclosure language but defers to legal on the signature requirement from the potential buyer of the property.

The Department of Housing and Community Development defers to City's Department of Legal on the passage of City Council Bill 17-0006.

MB:sd

cc: Ms. Karen Stokes, *Mayor's Office of Government Relations*  
Mr. Kyron Banks, *Mayor's Office of Government Relations*

