



Legislation Details (With Text)

**File #:** 16-0765      **Version:** 0      **Name:** Disclosure of Industrial and Railroad Operations - Stand-Alone Disclosure Required

**Type:** Ordinance      **Status:** Failed - End of Term

**File created:** 10/24/2016      **In control:** Judiciary and Legislative Investigations

**On agenda:**      **Final action:** 12/5/2016

**Enactment date:**      **Enactment #:**

**Title:** Disclosure of Industrial and Railroad Operations - Stand-Alone Disclosure Required  
For the purpose of requiring a prominent disclosure before any sale of real property directing buyers to review the City’s map of industrial zones and railroad locations; clarifying and conforming related provisions; and generally relating to required disclosures in real estate transactions.

**Sponsors:** James B. Kraft, Mary Pat Clarke, Bill Henry, Helen L. Holton, Sharon Green Middleton, President Young, Eric T. Costello, Brandon M. Scott, Nick Mosby, William "Pete" Welch, Edward Reisinger

**Indexes:** Disclosures, Operation, Railroad

**Code sections:**

**Attachments:** 1. 16-0765~1st Reader, 2. HCD 16-0765, 3. BDC 16-0765, 4. City Solicitor 16-0765

Date	Ver.	Action By	Action	Result
11/14/2016	0	City Council	Re-referred to Committee	
11/14/2016	0	Judiciary and Legislative Investigations	Recommended Favorably with Amendment	
11/3/2016	0	Judiciary and Legislative Investigations	Recommended Favorably with Amendment	Pass
11/1/2016	0	Judiciary and Legislative Investigations	Scheduled for Voting Session	
11/1/2016	0	Judiciary and Legislative Investigations		
10/27/2016	0	The City Council	Refer to Baltimore Development Corporation	
10/27/2016	0	The City Council	Refer to Dept. of Housing and Community Development	
10/27/2016	0	The City Council	Refer to City Solicitor	
10/24/2016	0	City Council	Assigned	
10/24/2016	0	City Council	Introduced	
10/24/2016	0	Judiciary and Legislative Investigations	Scheduled for a Public Hearing	

**Explanation:** Capitals indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

\* **Warning:** This is an unofficial, introductory copy of the bill.  
The official copy considered by the City Council is the first reader copy.

**Introductory\***  
**City of Baltimore**  
**Council Bill**

Introduced by: Councilmember Kraft

A Bill Entitled

An Ordinance concerning

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

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

By repealing and reordaining, with amendments

Article 2 - Consumer Protections

Section(s) 14-6

Baltimore City Code

(Edition 2000)

**Section 1. Be it ordained by the Mayor and City Council of Baltimore,** That the Laws of Baltimore City read as follows:

**Baltimore City Code**

**Article 2. Consumer Protections**

**Subtitle 14. Real Estate Practices - Disclosures**

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

On or before entering into a contract for the sale of any real property, the seller must provide the buyer with the following disclosure on a separate, stand-alone, page requiring the buyer's signature:

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

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

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 (M-3)] industrial zones and on the location of railroad tracks can be found on the "Baltimore CityView" website, at <http://cityview.baltimorecity.gov>.

**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 takes effect on the 30<sup>th</sup> day after the date it is enacted.