



Legislation Details (With Text)

File #: 17-0006 **Version:** 0 **Name:** Real Estate Practices - Disclosures - Industrial, Railroad, and Truck Operations

Type: Ordinance **Status:** Withdrawn

File created: 1/9/2017 **In control:** City Council

On agenda: **Final action:** 12/4/2017

Enactment date: **Enactment #:**

Title: Real Estate Practices - Disclosures - Industrial, Railroad, and Truck Operations
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.

Sponsors: Zeke Cohen, Bill Henry, Mary Pat Clarke, Brandon M. Scott

Indexes: Disclosures, Industrial Growth, Operation, Railroad, Real Estate

Code sections:

Attachments: 1. 17-0006~1st Reader, 2. Planning - 17-0006, 3. BDC 17-0006, 4. Law 17-0006, 5. HCD 17-0006, 6. Completed Legislative File 17-0006

Date	Ver.	Action By	Action	Result
12/4/2017	0	City Council	Withdrawn	
2/27/2017	0	Judiciary and Legislative Investigations	Scheduled for a Public Hearing	
1/12/2017	0	The City Council	Refer to City Solicitor	
1/12/2017	0	The City Council	Refer to Dept. of Housing and Community Development	
1/12/2017	0	The City Council	Refer to Baltimore Development Corporation	
1/12/2017	0	The City Council	Refer to Dept. of Planning	
1/9/2017	0	City Council	Assigned	
1/9/2017	0	City Council	Introduced	

Introduced by: Councilmember Cohen

A Bill Entitled

An Ordinance concerning
Real Estate Practices - Disclosures - Industrial, Railroad, and Truck Operations

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.

By repealing ands reordaining, with amendments

Article 2 - Consumer Protections
Section(s) 14-6
Baltimore City Code
(As amended by Ord. 16-581)

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], and truck 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, printed in bold capital letters, enclosed in a red box, and requiring the buyer's signature to acknowledge the buyer's receipt of the disclosure:

**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.