



Legislation Details (With Text)

File #:	16-0765	Version:	0	Name:	Disclosure of Industrial and Railroad Operations - Stand-Alone Disclosure Required
Type:	Ordinance	Status:		Status:	Failed - End of Term
File created:	10/24/2016	In control:		In control:	Judiciary and Legislative Investigations
On agenda:		Final action:		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 30th day after the date it is enacted.