



## Legislation Details (With Text)

<b>File #:</b>	17-0006	<b>Version:</b>	0	<b>Name:</b>	Real Estate Practices - Disclosures - Industrial, Railroad, and Truck Operations
<b>Type:</b>	Ordinance	<b>Status:</b>	Withdrawn		
<b>File created:</b>	1/9/2017	<b>In control:</b>	City Council		
<b>On agenda:</b>		<b>Final action:</b>	12/4/2017		
<b>Enactment date:</b>		<b>Enactment #:</b>			
<b>Title:</b>	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.				
<b>Sponsors:</b>	Zeke Cohen, Bill Henry, Mary Pat Clarke, Brandon M. Scott				
<b>Indexes:</b>	Disclosures, Industrial Growth, Operation, Railroad, Real Estate				
<b>Code sections:</b>					
<b>Attachments:</b>	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12/4/2017	0	City Council	Withdrawn	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 30<sup>th</sup> day after the date on which this Ordinance is enacted; or (ii) if later, the date on which Ordinance 16-581 becomes effective.