



Legislation Text

File #: 16-0765, Version: 0

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.