HOUSE BILL 970

N1 7lr2926

By: Delegates Fraser-Hidalgo, Holmes, Reznik, and West

Introduced and read first time: February 6, 2017 Assigned to: Environment and Transportation

A BILL ENTITLED

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T	AN	ACT	concerning

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Real Property - New Home Sales - Information on Energy-Efficient Options

- FOR the purpose of requiring a home builder registrant to provide a purchaser with certain information on energy-efficient options available for a new home under certain circumstances; requiring a contract for the initial sale of a new home to contain a certain acknowledgment that the purchaser was informed about certain energy-efficient options; and generally relating to new home sales and energy-efficient alternatives for the home.
- 9 BY repealing and reenacting, with amendments,
- 10 Article Business Regulation
- 11 Section 4.5–603
- 12 Annotated Code of Maryland
- 13 (2015 Replacement Volume and 2016 Supplement)
- 14 BY adding to
- 15 Article Real Property
- 16 Section 14–117(m)
- 17 Annotated Code of Maryland
- 18 (2015 Replacement Volume and 2016 Supplement)
- 19 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
- 20 That the Laws of Maryland read as follows:

21 Article – Business Regulation

- 22 4.5–603.
- 23 (A) (1) THIS SUBSECTION APPLIES ONLY TO A DEVELOPMENT THAT 24 CONTAINS 11 OR MORE NEW HOMES TO BE BUILT BY THE SAME REGISTRANT.



- 1 (2) PRIOR TO THE EXECUTION OF ANY CONTRACT FOR THE INITIAL
 2 SALE OF A NEW HOME, A REGISTRANT SHALL PROVIDE THE PURCHASER WITH
 3 WRITTEN INFORMATION ABOUT ANY ENERGY-EFFICIENT OPTIONS AVAILABLE FOR
 4 THE HOME BEFORE THE HOME IS COMPLETED.
- 5 **(B)** A registrant shall include in any contract for the initial sale of a new home the 6 information required under § 14–117(a)(3), [and] (i), AND (M) of the Real Property Article, 7 if applicable.

Article – Real Property

9 14-117.

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- 10 (M) (1) This subsection applies only to a development that 11 contains 11 or more new homes to be built by the same home builder.
- 12 (2) A CONTRACT FOR THE INITIAL SALE OF A NEW HOME, AS DEFINED
 13 IN THE MARYLAND HOME BUILDER REGISTRATION ACT, SHALL CONTAIN AN
 14 ACKNOWLEDGMENT THAT THE PURCHASER WAS ADVISED BY THE BUILDER OF ANY
 15 ENERGY-EFFICIENT OPTIONS AVAILABLE FOR THE HOME BEFORE THE HOME WAS
- 16 COMPLETED.
- SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2017.