



ANNE ARUNDEL COUNTY NOTICES AND DISCLOSURES

Seller(s): _____

Buyer(s): _____

Property Address: _____

LAND-USE PLANS

Buyer is advised to investigate the following county plans: current and future land-use, facility, public works, school, or other plans affecting the property or area. This notice is required under Section 10-703 of the Real Property Article, Annotated Code of Maryland for any Contract of Sale for single family residential real property in Anne Arundel County which is improved by four or fewer single family units. Local laws requiring disclosure to home buyers of substantially similar information, if any, shall prevail over this notice requirement. (www.aacounty.org)

AIRPORT NOISE

Buyer understands that the subject Property may be located within a designated airport noise zone and may be subject to air traffic to and from that facility now or in the future. Properties in an airport noise zone may be subject to zoning restrictions affecting new development or new uses of property without a zoning variance from the Board of Airport Zoning Appeals, as per Title 5 Subtitle 8 of the Transportation Article, Annotated Code of Maryland. An Airport Noise Zone Map is available from the Maryland Aviation Administration. Buyer may obtain additional information regarding existing or planned airport facilities from Anne Arundel County authorities.

HOMEOWNERS INSURANCE

Buyer understands that an insurance provider may decline or change a premium rate to insure the Property if there have been one or more prior insurance claims against the Property. Buyer is responsible for consulting with Buyer's own insurance provider to obtain the approximate cost to insure the Property.

SPECIAL TAXING DISTRICTS

Under Article 4 Title 8 of the Anne Arundel County Code, Special Taxing Districts have been established throughout Anne Arundel County for the purpose of financing or refinancing the costs related to certain infrastructure improvements within the taxing district.

Seller discloses that the property is is not may be within a Special Taxing District.

The special tax or assessment on this property amounts to \$_____ each year.

The special tax or assessment may increase to a maximum of_____.

An increase in any special assessment, fee, or special tax may increase in the foreseeable future. For additional information, Buyer(s) may contact the Anne Arundel County Office of Finance. It is the Buyer's responsibility to confirm that the special assessment is contained within the annual property tax billing.

WATERFRONT PROPERTY

Buyer will rely solely on Buyer's own surveyor and title expert to determine the extent of any riparian or other rights of water access that may impact the Property owner.

FLOOD INSURANCE DISCLOSURE

Your mortgage lender may require you to purchase flood insurance to cover the subject property. The National Flood Insurance Program (NFIP) establishes flood insurance policy premiums based on the risk of flooding in the area where properties are located. Buyer should not rely on prior premiums paid for flood insurance on this property to indicate the premiums that will apply after purchase. Buyer should consult with one or more flood insurance carriers to learn more about flood insurance coverage, and related premiums.

CHESAPEAKE BAY CRITICAL AREA

If Anne Arundel County or the State has initiated enforcement action for a violation of a local law described in § 5-106(BB) (1) of the courts and judicial proceedings Article, a contract for sale of the real property where the violation occurred shall disclose:

- (1) The nature of the violation;
- (2) The status of any ongoing proceedings to enforce the violation; and
- (3) Any actions the buyer of the real property may be required to take with respect to the property in order to cure the violation.

ANNAPOLIS HISTORIC DISTRICT ONLY-REQUIRED NOTICE-CITY OF ANNAPOLIS

Property is located in the Historic District as defined by Annapolis City Code Section 21.56.030. Buyer should visit the website of the Historic Preservation Commission to learn about the various requirements that apply to properties located in the District. (www.annapolis.gov).

RADIUM IN WELL WATER

Studies indicate that radium levels in some areas of Anne Arundel County exceed the level established by the U.S. Environmental Protection Agency for drinking water. Radium level in well water may be determined through testing conducted by County Health authorities or a county Health authority approved environmental testing firm. Visit <https://www.aahealth.org/radium-in-well-water> for additional information.

NOTICE TO PURCHASERS

Some properties in Anne Arundel County are subject to a fee or assessment which purports to cover or defray the cost of installing or maintaining all or part of the public water or wastewater facilities constructed by the developer of a subdivision. If applicable, this assessment will be reported on this document under the section heading DEREED WATER AND SEWER CHARGES. This fee or assessment is a contractual obligation between the lienholder and each owner of this property and is not in any way a fee or assessment by Anne Arundel County.

Under Section 13-5-111 of the Anne Arundel County Code, the Seller MUST disclose to Buyer any deferred water and sewer charges levied against the property. If the Seller fails to comply with the provisions of Section 13-5-111(c):

(1) Prior to Settlement, the Purchaser shall have the right to rescind the contract and to receive a full refund of all deposits paid on account of the contract, but the right of rescission shall terminate five days after the Seller provides to the Purchaser written notice in compliance with this section; and

(2) Following settlement, the Seller shall be liable to the Purchaser for the full amount of any open lien or assessment.

Seller Signature Date

Seller Signature Date

Buyer Signature Date

Buyer Signature Date