



BALTIMORE COUNTY NOTICES AND DISCLOSURES

Seller(s): _____

Buyer(s): _____

Property Address: _____

MASTER PLAN

Buyer is hereby advised that the Property, or the area in which the Property is located, may be affected by the current Baltimore County Master Plan. Buyer is advised to review the Master Plan and consult the appropriate Baltimore County agency for information. Contact Baltimore County Office of Planning at 410- 887-3211, 401 Bosley Avenue, Suite 406, Towson, Maryland, 21204 or visit: <https://www.baltimorecountymd.gov/Agencies/planning/masterplanning/masterplan2020download.html> for additional information.

DEVELOPMENT PLAN

Buyer is hereby advised that the Property, or the area in which the Property is located, may be affected by provisions of a development plan. Buyer is advised to consult the appropriate Baltimore County agency for information and to review any such development plan. Contact Baltimore County Department of Permits and Development Management at 410-887-3353, 111 W. Chesapeake Avenue, Towson, Maryland, 21204 or visit: <https://www.baltimorecountymd.gov/departments/pai/development-management> for additional information.

RENTAL HOUSING LICENSE

(A) In Baltimore County, all buildings or a portion of a building that contain one to six dwelling units intended or designated as rental units must register and be licensed with Baltimore County.

(B) Anyone who owns and rents a dwelling unit or any portion of a dwelling unit without a license may be subject to the denial, suspension, revocation or non-renewal of the license. Additionally, anyone in violation may be subject to civil penalties for each day of violation. Additionally, there will be a \$1,000 fine for not complying with the Rental Registration Law.

(B) In the event a rental dwelling located in Baltimore County is sold or transferred, the new property owner is required to notify the Baltimore County Department of Permits and Development Management of the change of ownership. More information can be found by visiting: <https://www.baltimorecountymd.gov/departments/permits/rentalregistration/index.html>

PRIVATE SEPTIC SYSTEM NOTICE:

Seller discloses that the property is is NOT served by a private sewer or septic system.

PRIVATE WATER SYSTEM (WELL) NOTICE:

Seller discloses that the property is is NOT served by a private water (well) system.

Since the property to be purchased by Buyer(s) will be served by a private water supply system as the source of domestic water, Baltimore County law requires that, Seller(s) must provide a well with a supply of water meeting the minimum water yield requirements and bacteriological and chemical quality standards of § 34-2-102(a) and (b) of the Baltimore County Code.

Buyer(s) is further advised that the quantity and quality of water is important and that, unless buyer(s) explicitly executes a waiver of testing for minimum water yield and chemical quality standards, such tests must be made on the well to determine whether the minimum

requirements established by Baltimore County Code are met. Any waiver of these testing requirements must be filed by buyer(s) on the form prescribed by the Baltimore County Code and filed with the Baltimore County Department of Environmental Protection and Sustainability at least six (6) days prior to settlement. Any such waiver may be revoked by buyer(s) upon written notice to seller(s) or seller's agent within five (5) days of the date of the aforesaid filing with the Department of Environmental Protection and Sustainability. Date of delivery includes the date of mailing.

BALTIMORE COUNTY TRANSFER TAX EXEMPTION

The Baltimore County Transfer Tax does not apply to the first Twenty-Two Thousand Dollars (\$22,000.00) of consideration payable for residentially improved owner-occupied real property. Under County law, the Buyer will receive the full benefit of this exemption, unless the Seller pays all Baltimore County transfer taxes, in which case the Seller will receive the benefit.

FLOOD PLAIN NOTICE

Seller hereby discloses that the property is is not may be located within a 100-year flood plain located in Baltimore County.

Seller further discloses that the property has has not been removed from a 100-year flood plain located in Baltimore County.

HISTORIC OR LANDMARK PROPERTY

Seller hereby discloses to Buyer that the Property is is not may be located within a historic district under the Baltimore County Code.

Seller further discloses that the Property does does not may appear on the Baltimore County preliminary landmarks list or final landmarks list.

Buyer acknowledges that if the Property is located within a historic district or appears on either the Baltimore County preliminary or final landmarks list, Buyer's use of the Property shall be subject to the provision of the Baltimore County Code. For further information, contact the Baltimore County Office of Planning at (410) 887-3211, 401 Bosley Avenue, Suite 406, Towson, Maryland 21204 or visit: https://www.baltimorecountymd.gov/departments/planning/historic_preservation/designating_properties.html.

ELEVATED LEVELS OF NATURALLY OCCURRING RADIUM:

Buyer is notified that the Baltimore County Department of Environmental Protection and Resource Management has advised that elevated levels of naturally occurring radium and uranium have been found in some wells located in Baltimore County. Properties serviced by public water are not impacted. Property Owners in the affected areas will be required to test new and replacement wells and, if applicable, install a treatment system (water softener or reverse osmosis), prior to being granted a Certificate of Potability and putting the well into use. There are no regulations that require private owners of existing private wells to meet US EPA drinking water standards for radioactivity. Buyer of property served by private water supply are provided with the brochure entitled "Radionuclides & Your Well Water: A Homeowner's Guide" which can be downloaded here: <https://resources.baltimorecountymd.gov/Documents/Environment/radionuclidehomeownersguiderev011012.pdf>. For a copy of a general map of Baltimore County showing the potentially affected areas or for further information, Buyer should contact the Baltimore County Department of Environmental Protection and Sustainability at 410-887-2762.

PANHANDLE LOTS

