



DISCLOSURE OF INFORMATION ON CONSERVATION EASEMENTS AFFECTING THE PROPERTY

Seller(s): _____

Buyer(s): _____

Property Address: _____

The Seller has made the following disclosure regarding conservation easements or other restrictions: The property is is not encumbered by a conservation easement or restriction limiting or affecting the use of the property.

NOTICE TO BUYER: THE PROPERTY IS ENCUMBERED BY ONE OR MORE CONSERVATION EASEMENTS OR OTHER RESTRICTIONS LIMITING OR AFFECTING USE OF THE PROPERTY. MARYLAND LAW REQUIRES THAT THE SELLER DELIVER TO THE BUYER COPIES OF ALL CONSERVATION EASEMENTS ON OR BEFORE THE DAY THE CONTRACT IS ENTERED INTO. THE BUYER SHOULD REVIEW ALL CONSERVATION EASEMENTS CAREFULLY TO DETERMINE THE BUYER'S RIGHTS, RESPONSIBILITIES AND OBLIGATIONS UNDER THE CONSERVATION EASEMENTS, INCLUDING ANY REQUIREMENT THAT AFTER THE SALE THE BUYER MUST INFORM THE OWNER OF THE CONSERVATION EASEMENT OF THE SALE OF THE PROPERTY.

“Conservation easement” means a covenant, easement, restriction, or condition on real property, including an amendment to a covenant, easement, restriction, or condition, as provided for in § 10-705 of the Real Property Article, Annotated Code of Maryland that is:

1. Owned by:
 - a. The Maryland Historical Trust;
 - b. The Maryland Agricultural Land Preservation Foundation;
 - c. The Maryland Environmental Trust;
 - d. The Maryland Department of Natural Resources;
 - e. A county or municipal corporation and is funded by the Maryland Department of Natural Resources, the Rural Legacy Program, or a local agricultural preservation program; or
 - f. A land trust (an organization that: (i) is a qualified organization under § 170(h)(3) of the Internal Revenue Code and regulations adopted under that section; and (ii) has executed a cooperative agreement with the Maryland Environmental Trust); or

2. Required by a permit issued by the Department of the Environment.

The Seller has indicated that the property is subject to the following easements: (seller selections)

- Maryland Environmental Trust Conservation Easement
- Maryland Historical Trust Conservation Easement
- Maryland Agricultural land Preservation Trust Conservation Easement
- Maryland Department of Natural Resources Conservation Easement
- Land Trust Conservation Easement
- Forest Conservation Easement

A Buyer who receives this notice and copies of the easement(s) on or before entering into a contract of sale for the Property does not have a right to rescind the contract of sale based on the information received from the Seller.

A Buyer who has not receive this notice and copies of the easement(s) on or before entering into a contract of sale for the Property, on written notice to the Seller or Seller's Agent:

