



FREDERICK COUNTY NOTICES AND DISCLOSURES

Seller(s): _____

Buyer(s): _____

Property Address: _____

MASTER PLANS AND ZONING ORDINANCES

Buyers have the right to review any applicable master plans and zoning ordinances or other maps and information relating to planned land uses, roads, highways and the location of parks and other public facilities affecting the property. This information may be found online, or at most local, county or state offices including Parks and Recreation, Planning, and Zoning.

ZONES OF DEWATERING INFLUENCE

A purchaser of real property located in Baltimore County, Carroll County, Frederick County, or Washington County is advised to contact the Maryland Department of the Environment to determine whether the real property for purchase is located within a zone of dewatering influence. Maryland Law provides certain remedies for property impacted by dewatering.

A purchaser that receives the Notice on Zones of Dewatering Influence on or before entering into a contract of sale does not have the right to rescind the contract of sale based on the information received from the vendor under MD Code, Real Property, § 10-711(c).

A purchaser that does not receive the notice required under MD Code, Real Property, § 10-711(c) on or before entering into a contract of sale, on written notice to the vendor or the vendor's agent (if any):

1. Has the unconditional right to rescind the contract at any time before, or within 5 days after, receipt of the notice required under MD Code, Real Property, § 10-711(c); and
2. Is entitled to the immediate return of any deposits made in accordance with the contract.

SPECIAL TAXING DISTRICT OF COMMUNITY DEVELOPMENT AUTHORITY (CDA)

The property may be part of a Special Taxing District or Community Development Authority (CDA). For more information on Special Taxing Districts and or CDAs, contact MuniCap Inc. at 443-539-4101.

If this sale is subject to a tax or fee of a Special Taxing District or CDA, State law requires that the seller disclose to the buyer at or before the time the contract is entered into, or within 20 calendar days after entering into the contract, certain information concerning the property being purchased. The content of the information to be disclosed is set forth in §10-704 of the Real Property Article of the Maryland Annotated Code and includes the amount of the current annual tax or fee, the number of years remaining for the tax or fee, and a statement of whether any tax or fee against the property is delinquent.

SELLER STATEMENT

The Property is is not may be located within a Special Taxing District.

The amount of the current annual tax or fee of the Special Taxing District or Community Development Authority on the property is \$_____.

The number of years remaining for the tax or fee of the Special Taxing District or Community Development Authority on the property is_____.

