



HOWARD COUNTY NOTICES AND DISCLOSURES

Seller(s): _____

Buyer(s): _____

Property Address: _____

GENERAL PLAN MAPS AND GENERALIZED ZONING MAP FOR HOWARD COUNTY

(1) If purchasing an existing or newly constructed residential property located in Howard County, the Seller is required by Section 17.502 of the Howard County Code to notify you that the Property may be affected by plans for roadway capital improvements and land use. Current plans for roadway capital improvement and land use are contained in the current Howard County General Plan Maps and current Generalized Zoning Map.

(2) You have the right to inspect current Howard County General Plan Maps and current Generalized Zoning Map.

ACKNOWLEDGEMENT BY BUYER:

Buyer acknowledges that Seller has notified the Buyer of Buyer's right to examine current General Plan Maps and the current Generalized Zoning Map for Howard County. Buyer should consult with the Howard County Department of Planning and Zoning, 3430 Courthouse Drive, Ellicott City, Maryland 21043 for additional information.

AVAILABILITY OF MAPS:

If the Property being purchased is a re-sale, a copy of all available maps can be located at the Howard County Department of Planning and Zoning, 3430 Court House Drive, Ellicott City, Maryland 21043. If the Property being purchased is a new home, the Seller is required to have a copy of the current General Plan Maps and Generalized Zoning Map for Howard County available in a model home, sales office or elsewhere accessible to Buyer at the Property.

RECISSION RIGHTS OF BUYER:

If notice of the availability of the General Plan Maps and Generalized Zoning Map is provided to Buyer at the time of or within less than two (2) days prior to entering into the Contract, Buyer shall have the right, upon written notice to the Seller, to rescind the Contract. In the event of such rescission, all deposit money paid by Buyer in connection with the Contract will be returned to Buyer. Buyer's written notice of Buyer's election to rescind the Contract must be delivered to the Seller not later than 11:59 p.m. on the second Howard County Government business day immediately following the date of Buyer's acknowledgement of the availability of the Maps for Howard County as evidenced by the initials of the Buyer on this Property Information, Disclosure and Notices addendum. If notice of the availability is provided to Buyer more than two (2) days before entering into the Contract, then Buyer shall have no right to rescind the Contract based upon the contents of the Maps.

FAILURE TO PROVIDE NOTICE OF AVAILABILITY OF GENERAL PLAN MAPS:

Buyer is advised that Section 17.502(c) of the Howard County Code provides that the failure of the Seller to provide notice of the availability of the Maps for Howard County shall not cause the Contract to be invalid, void, voidable or otherwise unenforceable by the Seller or Buyer.

Seller is hereby advised that Section 17.504 of the Howard County Code provides that the failure of the Seller to provide notice of the availability of the Maps for Howard County would constitute a violation of Title 24, "Civil Penalties" of the Howard County Code and may result in a Class B offense under Title 24 against the Seller.

PUBLIC SCHOOLS

The Howard County Public School System (HCPSS) boundaries and assignments are subject to change. For more information and to verify school assignments, visit HCPSS website at www.HCPSS.org or call 410-313-6600.

LANDLORD-TENANT COUNTY COUNCIL BILL (CB-20)

Howard County Council Bill CB-20, which took effect August 12, 2018, specifies landlord obligations, and required and prohibited provisions regarding rental applications and lease agreements. The Howard County Office of Consumer Protection is empowered to enforce the provisions of the new landlord and tenant law. Visit www.howardcountymd.gov/landlordtenant for additional information.

PROPERTY TAX

Due to Maryland tax credit programs, Buyer's property tax bill may vary significantly from that paid previously by Seller. Buyers should contact the Howard County Department of Finance for an estimate of their property tax.

TRANSFER TAX EXEMPTION AND RATE REDUCTION – LAW ENFORCEMENT, FIRE AND RESCUES, AND CERTIFIED PROFESSIONAL TEACHERS

Pursuant to HB1604/HB 223/ Howard County Code 20.300, Howard County Law Enforcement Officers, Fire and Rescue Services Members, and Certificated Professional Teachers may be eligible to be exempt from or receive reduced Howard County transfer taxes when purchasing residential real property located in Howard County. Contact the Howard County Department of Human Resources/ Board of Education for additional information.

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_____.

The tax or fee of the Special Taxing District or Community Development Authority against the property is is not may be delinquent.

RADIUM IN WATER WELL

Buyer is notified that the Howard County Health Department Bureau of Environmental Health, has advised that elevated levels of naturally occurring radium and uranium have been found in some wells located in Howard County. 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 includes a general map of Howard County showing the potentially affected areas as well as a list of approved environmental testing firms may be downloaded here: <https://www.howardcountymd.gov/sites/default/files/media/2020-02/Homeowner%27s%20Guide%20%2010-2018%20Final%20Updates%202-6-20%20MW.pdf> or obtained from the website of the Howard County Health Department.

If the Property being purchased is served by a private well and if you are concerned about radium and uranium levels, prior to execution of this Property Information, Disclosures and Notices addendum, buyer should download and read the brochure and consider whether to include a contingency in the contract of sale to provide for a well water quality test by the Howard County Health Department or by an approved environmental testing firm.

COLUMBIA COVENANT COMPLIANCE NOTICE

Seller hereby discloses that the Property is is not located within the city of Columbia.

NOTICE TO BUYER AND SELLER

There are a number of home owner associations in Howard County, including the Columbia Association. The Columbia Association is a mandatory homeowners association with mandatory fees. As such, it falls under the requirements of the Maryland Homeowners Association Act (MHAA).

The Columbia Association is responsible for the enforcement of Columbia's Residential Architectural Covenants. These Covenants are designed to ensure certain standards for land use, architectural design and property maintenance. They establish restrictions published independently by each of Columbia's villages. Specific guidelines vary slightly among the Villages, and each Village has a Covenant Advisor and an Architectural Committee to assist residents in complying with the Covenants of that Village.

Any time residents wish to alter the exterior appearance of their property in any way or to establish an in-home business, they must apply for the approval of the Village Architectural Committee. If changes are made to the exterior of a property, or if an in-home business is established without Village approval, or when a property is not maintained in accordance with the Covenants, that property is in violation of the Covenants. Covenant violations are enforced at the Village level, but may be forwarded to the Columbia Association which may decide to pursue the matter in court or take other action as required.

Current owners are responsible for maintaining their property in accordance with the covenants. The responsibility for correcting a violation always rests with the current property owner, regardless of the cause of the violation. At the written request of the property owner, the Villages will inspect a property and issue a Covenant Compliance Letter which will either list all existing violations with suggestions for correction, or verify that the property is violation free. **A buyer could unknowingly purchase a**

