



WORCESTER COUNTY NOTICES AND DISCLOSURES

OCEAN CITY HIGH-RISE BUILDING FIRE SPRINKLER SYSTEM NOTICE

Seller(s): \_\_\_\_\_

Buyer(s): \_\_\_\_\_

Property Address: \_\_\_\_\_

**Seller hereby discloses that the property  is  is not located in an Ocean City highrise.**

The City Council of the Town of Ocean City, Maryland has adopted certain sections of the National Fire Protection Association ("the NFPA"); Fire Prevention Code 1 (2000 Edition); Life Safety Code (2000 Edition) (collectively, "the Codes"); and the Ocean City Fire Prevention Code ("the OCFPC").

A high-rise building is defined as a building greater than 75 feet in height measured from the lowest level of fire department access to the floor of the highest occupiable story of the building. The Office of the Fire Marshal of the Town of Ocean City is responsible for the implementation of the NFPA; the Codes and the OCFPC.

**The Office of the Fire Marshal has identified high-rise buildings located within the Town of Ocean City, Maryland which may be required to be retrofitted by an approved automatic fire sprinkler system and evaluated.**

**Buyer acknowledges and understands that in the event the Property being purchased is located in a high-rise building as identified above, the installation of a fire-sprinkler system MAY be required under the NFPA and Codes of the Town of Ocean City, Maryland under the OCFPC and those that have partial sprinkler coverage MAY have to upgrade and extend the sprinklers to all areas.**

**Buyer further acknowledges and understands that the costs for the installation of such fire sprinkler system or other remedial fire preventive measures may result in a special assessment to the owner of each unit in a high-rise building affected by the NFPA and the Codes.**

**BUYER SHOULD INQUIRE AS TO THE ACTUAL COSTS AND EXPENSES TO BE INCURRED IN THE INSTALLATION OF SUCH FIRE OR OTHER SPRINKLER SYSTEMS OR THE ACTUAL SPECIAL ASSESSMENT WHICH MAY BE INCURRED BY BUYER FOLLOWING THE PURCHASE OF THE PROPERTY, IF SUCH INFORMATION IS CURRENTLY AVAILABLE. BUYER SHOULD CAREFULLY REVIEW THE BUDGET RESERVE, IF ANY, TO DETERMINE WHETHER FUNDS HAVE BEEN ALLOCATED IN THE BUDGET TO COVER THE COSTS OF THE INSTALLATION OF A FIRE SPRINKLER SYSTEM OR ANY OTHER REMEDIAL FIRE PREVENTION MEASURES AS DETERMINED BY THE FIRE MARSHAL. BUYER SHOULD CAREFULLY REVIEW THE CONDOMINIUM DISCLOSURE DOCUMENTS AS TO WHETHER ANY SPECIAL ASSESSMENT FOR THE COSTS AND EXPENSES OF INSTALLATION OF A FIRE SPRINKLER SYSTEM OR OTHER REMEDIAL FIRE PREVENTION MEASURES HAVE BEEN MADE AND, IF SO, THE AMOUNT OF SUCH SPECIAL ASSESSMENT.**

**For further information, Buyer should contact the Association or Council of Unit Owners and/or the Office of the Fire Marshal of the Town of Ocean City at (410) 289-8780 or by visiting <https://oceancitymd.gov/oc/departments/fire/fire-marshal-office>.**

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Seller Signature Date

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Seller Signature Date

\_\_\_\_\_  
Buyer Signature Date

\_\_\_\_\_  
Buyer Signature Date