

Proposed Amendment to the Village Code of Ordinances:

Section 3-212. Property Ownership

A. The holders of title to all residential properties in the Village, whether in residence or absentee, are required to provide written notice to the Village Manager, indicating their name, mailing address, telephone number and email address, in order to allow the Village to make contact with the property owner if circumstances so require. In the event of change of ownership, any such change shall be reported to the Village Manager within 30 days of such change occurring. Information provided to the Village Manager pursuant to this Section will not be publicly disclosed or used for purposes other than official Village business absent the consent of the property owner providing the information. Failure to provide such information upon request of the Village Manager may result in a fine of up to \$500.

B. On or before entering into a contract for the sale of real property in the Village, the owner or agent of the property must provide the prospective buyer with a Village of North Chevy Chase Disclosure in accordance with Subsection D below. At the time the disclosure is delivered, each buyer must sign and date a written acknowledgment of receipt of the Disclosure. The Disclosure shall be included in or attached to the contract of sale.

C. The Disclosure required pursuant to Subsection B above does not apply to a tax sale; sheriff's sale; sale by foreclosure, partition or court-appointed trustee; deed in lieu of foreclosure; transfer by a fiduciary in the course of the administration of an estate, guardianship, conservatorship, or trust; transfer to a spouse, former spouse, domestic partner, former domestic partner, parent, sibling, child or grandchild; or transfer solely to provide a security or leasehold interest.

D. The Disclosure required pursuant to Subsection B above shall contain the following statements:

(1) The subject property is located within the Village of North Chevy Chase, an incorporated municipality and political subdivision of the State of Maryland. The Village is operated by a 5-member Village Council, elected by the residents and serve 2-year terms, and a Village Manager.

(2) In addition to any permitting requirements that may be imposed by Montgomery County, Village ordinances require residents to obtain permits for various activities including the addition to, or erection, alteration, construction, re-construction, repair and improvement of the exterior of all buildings and accessory buildings, fences and structures, and to any activity which will, or may, result in the excavation or alteration or temporary closure or blockage of streets, sidewalks, and/or public rights-of-way within the boundaries of the Village.

(3) The Village is responsible for road maintenance for all Village roadways and provides a range of services to its residents beyond those provided by Montgomery County. These services include regularly scheduled trash pickup; recycling and yard waste pickup; and bulk trash pickup; and leaf pickup and Village roadway snow removal and plowing services during an annually determined time frame of each year. More information about the Village's

programs and services, including the permitting requirements, can be viewed on the Village's website (www.northchevy Chase.org).

E. A buyer's failure to receive the Disclosure required by this Section does not invalidate the contract or excuse or waive buyer's compliance with the requirements of Village laws and regulations. Failure by the owner or the agent of the property to submit the necessary Disclosure to any prospective buyer may result in a fine of up to \$500.