

# HOUSE BILL 1412

N1

6lr1346

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By: **Delegates Fraser-Hidalgo, Barve, Beidle, Carr, Kelly, Kramer, Lam, S. Robinson, and Waldstreicher**

Introduced and read first time: February 12, 2016

Assigned to: Environment and Transportation

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## A BILL ENTITLED

1 AN ACT concerning

2 **Real Property – New Residential Property – Information on Renewable Energy**  
3 **Alternatives**

4 FOR the purpose of requiring that, in a contract for the initial sale of a new home, the home  
5 builder provide the purchaser with certain information about energy-saving  
6 alternatives for the home, including green roofing, solar photovoltaic panels or  
7 solar/thermal devices, rain gardens and bayscaping, home weatherization, and  
8 energy storage systems; requiring that information about the energy-saving  
9 alternatives cover such topics as cost of installation and maintenance, energy  
10 efficiency, long-term savings, and the availability of tax credits; requiring the home  
11 builder, before the home is completed, to facilitate the installation of any  
12 energy-saving alternative that the purchaser selects; providing a certain penalty;  
13 making a certain technical change; and generally relating to new home sales and  
14 renewable energy alternatives for the home.

15 BY repealing and reenacting, with amendments,  
16 Article – Business Regulation  
17 Section 4.5–603  
18 Annotated Code of Maryland  
19 (2015 Replacement Volume and 2015 Supplement)

20 BY adding to  
21 Article – Real Property  
22 Section 14–117(m)  
23 Annotated Code of Maryland  
24 (2015 Replacement Volume)

25 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,  
26 That the Laws of Maryland read as follows:

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



**Article – Business Regulation**

4.5–603.

A registrant shall include in any contract for the initial sale of a new home the information required under § 14–117(a)(3), [and] (i), AND (M) of the Real Property Article, if applicable.

**Article – Real Property**

14–117.

**(M) (1) IN A CONTRACT FOR THE INITIAL SALE OF A NEW HOME, AS DEFINED IN THE MARYLAND HOME BUILDER REGISTRATION ACT, THE HOME BUILDER SHALL PROVIDE THE PURCHASER WITH WRITTEN INFORMATION ABOUT ENERGY–SAVING ALTERNATIVES FOR THE HOME, INCLUDING:**

**(I) GREEN ROOFING, WHICH CAN LOWER THE TEMPERATURE, EXTEND THE LIFE SPAN OF ROOFS, AND REDUCE STORMWATER RUNOFF BY THE PLANTING OF VEGETATION;**

**(II) SOLAR PHOTOVOLTAIC PANELS OR SOLAR/THERMAL DEVICES, WHICH SUPPLY HOME AND WATER HEATING AND CREATE STEAM FOR GENERATING ELECTRICITY;**

**(III) RAIN GARDENS AND BAYSCAPING, WHICH REDUCE STORMWATER RUNOFF AND THE NEED FOR MOWING AND FERTILIZING LAWNS;**

**(IV) HOME WEATHERIZATION, WHICH REDUCES ENERGY WASTE BY ELIMINATING POOR INSULATION, AIR LEAKS, AND INEFFICIENT HEATING AND COOLING SYSTEMS; AND**

**(V) ENERGY STORAGE SYSTEMS.**

**(2) INFORMATION ABOUT THE ENERGY–SAVING ALTERNATIVES LISTED IN PARAGRAPH (1) OF THIS SUBSECTION SHALL COVER SUCH TOPICS AS THE COST OF INSTALLATION AND MAINTENANCE, ENERGY EFFICIENCY, LONG–TERM SAVINGS, AND THE AVAILABILITY OF TAX CREDITS.**

**(3) BEFORE THE HOME IS COMPLETED, THE HOME BUILDER SHALL FACILITATE THE INSTALLATION OF ANY ENERGY–SAVING ALTERNATIVE THAT THE PURCHASER SELECTS.**

1                   **(4) A HOME BUILDER WHO FAILS TO COMPLY WITH THIS SUBSECTION**  
2 **IS SUBJECT TO A FINE NOT EXCEEDING \$7,500.**

3                   SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
4 October 1, 2016.