

**HARFORD COUNTY NOTICES ADDENDUM**

(For use with Maryland Association of REALTORS® Residential Contract of Sale)

**ADDENDUM NUMBER:** \_\_\_\_\_ **To Contract of Sale dated** \_\_\_\_\_

**BUYER(S):** \_\_\_\_\_

**SELLER(S):** \_\_\_\_\_

**1. MASTER LAND USE PLAN.**

Buyer is hereby advised that the Property or the area in which the Property is located may be affected by provisions of the current Harford County Master Land Use Plan. You may wish to review the Master Plan. A Real Estate broker is required to display a copy of the County Land Use Map in each sales office the broker maintains in the county. To become fully informed of current and future land use plans, facilities plans, public works plans or school plans, you should consult the appropriate Harford County agency for information regarding such plans. For more information, contact Harford County Department of Planning and Zoning at, 220 South Main Street, Bel Air, Maryland 21014, (410)-638-3103

**2. AGRICULTURAL OPERATIONS.**

AG Agricultural is a zoning district in the Harford County Code. The purpose of this district is to provide for continued farming activities, conserve agricultural land and reaffirm agricultural uses, activities and operations within the agricultural zoned areas. It is the further purpose of this district to maintain and promote the rural character of this land as well as promote the continuance and viability of the farming and agricultural uses.

The operation of machinery, when used for agricultural purposes, is permitted at any time in the agricultural district. Low-density residential development is also a permitted use in the agricultural district. An agricultural operation, facility or any of its appurtenances, is not, by its location or existence alone, considered a private or public nuisance.

**3. HARFORD COUNTY HEALTH DEPARTMENT.**

It is recommended that any person concerned about wells or septic systems contact the Harford County Health Department for information. The Health Department strongly recommends, where drilled wells exist on properties involving real estate transaction that pump tests for yields be conducted on these wells. The Health Department recommends that any private water supply involved in a real estate transaction be tested for potability.

After July 1, 1999, every person engaged in the business of inspecting an on-site sewage disposal system for a transfer of property must certify to the Department of the Environment that the person has completed a course of instruction approved by the Department, in the proper inspection of on-site sewage disposal systems. For more information, contact the Harford County Health Department, 119 South Hays Street, Suite 200, Bel Air, Maryland 21014. Phone (410)-879-8322 or visit their web site at [www.co.ha.md.us/health](http://www.co.ha.md.us/health).

**4. NATURAL AREAS.**

The use of a property may be restricted by Natural Resource Districts and Forest Retention Areas as shown on the recorded subdivision plat. These are non-disturbance areas on a property to be left in their natural state. Disturbance activities include mowing, grading, or construction of accessory structures. For more information, contact Harford County Planning and Zoning, (410)-638-3103.

**5. HARFORD COUNTY BOARD OF EDUCATION.**

The Harford County Board of Education believes that it is in the best interest of students for the system to balance enrollments with capacities in order to: assure the quality of educational experiences; provide consistency in curriculum, instruction, and programs; maintain safe schools and promote the uniform and efficient use of school facilities and resources. With the advice of the Superintendent, the Board of Education annually reviews its options for matching school enrollments with the established state rated school capacities. For more information, contact the Harford County Board of Education, 102 South Hickory Avenue, Bel Air, MD 21014, (410)-838-7300 or [www.hcps.org](http://www.hcps.org).

**6. ENVIRONMENTAL NOTICE.**

It is the responsibility of the Buyer to determine for himself/herself the presence and/or significance of potentially environmentally hazardous activities on or about a property. Listed are certain phone numbers which may assist Buyer in his/her investigation of the possibility of existence of such environmentally hazardous materials and activities:

- Maryland Department of the Environment (410) 631-3000**
- Harford County Health Department (410) 879-8322**
- Maryland Department of Health (410) 225-6860**
- Environmental Info. For Aberdeen Proving Grounds (410) 272-8842**

**7. HISTORIC LANDMARK-DEMOLITION.**

Buyer is responsible for determining whether the Property has been designated as a Harford County Historic Landmark. A Certificate of Appropriateness is required from the Historic Preservation Commission prior to the issuance of any building or demolition permit that affects the exterior architectural appearance of any such designated landmark or property within a historic district. In considering an application for any building or demolition permits or a Certificate of Appropriateness, the Commission is guided by the United States Secretary of the Interior's standards for historic preservation projects. Contact the Department of Planning and Zoning at (410)-638-3103 or the Historic Preservation Commission, c/o Department of Planning and Zoning, 220 South Main Street, Bel Air, MD 21014, for more information.

Buyer	Date
Buyer	Date
Seller	Date
Seller	Date