

Real Advocacy for REALTORS®

GCAAR's Public Policy Brief

August 31, 2016

Radon, Signs, and Taxes: What You Need to Know in MoCo



Don't Forget: Recordation Tax Rates Effective September 1

- * \$8.90 per \$1,000 on the first \$500,000
- * \$13.50 per \$1,000 on the amount over \$500,000

For buyers who intend to use a property as their principal residence, the first \$100,000 is free from recordation tax. Amendments have been made to GCAAR forms to reflect the change. Access them [here](#).

View the Council's Official Memo [here](#) and consult an attorney for specifics.



Effective October 1: New Radon Testing Requirement

Last week we reminded you about a new law, effective October 1, 2016, which will require single-family homes in Montgomery County to be tested for radon, with an approved device, prior to closing.

Specifically, the law will (1) require the seller of a single-family home to test for radon or permit the buyer to perform a test on the property; (2) require the test results to be provided to both the seller and the buyer; and (3) generally amend the law governing the sale of a single-family home in the County. You can read the full text of the new law [here](#).

Since then, we received numerous questions on implementation (e.g., the effect on transactions already underway, but set to close on or after October 1). To address your concerns, we reached out to the Montgomery County Department of Environmental Protection (MCDEP). We will distribute information from MCDEP as soon as it is made available. In the meantime, we encourage you to call MCDEP at 240.777.0311. GCAAR is also in the process of updating our current forms to reflect the new requirement.

Note - MCDEP has already advised GCAAR that they will utilize the list of devices on the American Association of Radon Scientists and Technologists/National Radon Proficiency Program website which you can access [here](#).



Sign Ban: Give Us Feedback and Join GCAAR on September 12

The Montgomery County Council continues to push a proposal to make it harder for YOU to do business in the County! Councilmember George Leventhal has introduced a [Zoning Text Amendment](#) ("ZTA 16-06") to ban signs in the public right-of-way - this includes all "Open House," "Home for Sale," "New Homes," etc. Please note: signs already need permits ([permitting information here](#)), however, it is our understanding that currently no permits have been issued.

GCAAR's Position: Signs are vital to REALTORS® and their clients. If signs are regulated in a reasonable manner, they are a safe way to communicate effectively with the public. We need your help!

First, GCAAR is working on an alternative proposal and we need suggestions by the end of the week. Send us input to shape a bill that would be acceptable to the REALTOR® community and your clients. Email your suggestions to: mdlegislative@gcaar.com.

Second, mark your calendars for September 12 to join us at the Council ([exact location and details here](#)). Now that they've held their public hearing, the Council will hold a 'work session' to go through the Bill and potential alternative proposals. We ask you to attend and spread the word -- GCAAR needs to show widespread REALTOR® concern on this issue!

Last but not least, reach out directly to the Council to voice your concern. For talking points and contact information, access our last email [here](#).

Have questions on legislation? Email GCAAR's Legislative Counsel, Katalin Peter, Esq., at kpeter@gcaar.com.

Email your feedback or stories to mdlegislative@gcaar.com or dcllegislative@gcaar.com.

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