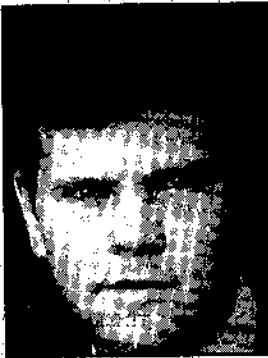


Q&A

Weekly question-and-answer feature on issues affecting Central Florida industry

Should developers be required to disclose potential environmental hazards, such as a nearby landfill, to home buyers?**■ Daryl Carter**

Director, Maury L. Carter & Associates Inc., an Orlando developer and land broker

I don't think that Orange County needs to pass an ordinance to specifically require that because I think it's already required under common law. . . .

I think the people — home buyers — should be protected. That's certainly an issue, but I think that's taking place.

If you continue to pass ordinances and add layers of bureaucracy, you're adding costs to homes, and I'm not sure what the gain is, since it's already in place. If the county does pass an ordinance, then home buyers are going to be going to the county. The question is, how is the county going to enforce it?

So, I'm not sure having an ordinance in Orange County would . . . increase the protection that already exists, and the ethical and moral developers are disclosing these things anyway.