



Legislation Details (With Text)

File #: 21-0078 **Version:** 0 **Name:** Required Real Estate Disclosures - Formerly Vacant Structures

Type: Ordinance **Status:** Enacted

File created: 5/3/2021 **In control:** Baltimore City Council

On agenda: **Final action:** 10/18/2021

Enactment date: **Enactment #:** 21-047

Title: Required Real Estate Disclosures - Formerly Vacant Structures
For the purpose of requiring certain disclosures in order to sell a property that was formerly issued a vacant building notice; and providing for certain penalties.

Sponsors: Odette Ramos, Mark Conway, Zeke Cohen, Sharon Green Middleton, James Torrence

Indexes: Disclosures, Real Estate, Vacant Structures

Code sections:

Attachments: 1. 21-0078~1st Reader, 2. Planning 21-0078, 3. DHCD Amendments 21-0078, 4. BDC 21-0078, 5. DHCD Amendments 21-0078, 6. Law 21-0078, 7. Real Estate 21-0078, 8. 21-0078 Hearing Agenda, 9. 21-0078 - Bill Synopsis, 10. 21-0078 Hearing Minutes, 11. 21-0078 Voting Form, 12. DHCD 21-0078, 13. Law Amendments 21-0078, 14. 21-0078 Hearing Notes, 15. 2nd Reader Amendments 21-0078, 16. 21-0078 Signed, 17. Completed Ordinance 21-0078

Date	Ver.	Action By	Action	Result
11/1/2021	0	Mayor	Signed by Mayor	
8/16/2021	0	Baltimore City Council	Approved and Sent to the Mayor	
7/19/2021	0	Baltimore City Council	3rd Reader, for final passage	
7/19/2021	0	Economic and Community Development	Recommended Favorably with Amendment	
6/29/2021	0	Economic and Community Development	Recommended Favorably with Amendment	Pass
6/8/2021	0	Economic and Community Development	Scheduled for a Public Hearing	
5/6/2021	0	Baltimore City Council	Refer to Dept. of Real Estate	
5/6/2021	0	Baltimore City Council	Refer to City Solicitor	
5/6/2021	0	Baltimore City Council	Refer to Dept. of Housing and Community Development	
5/6/2021	0	Baltimore City Council	Refer to Baltimore Development Corporation	
5/6/2021	0	Baltimore City Council	Refer to Dept. of Planning	
5/3/2021	0	Baltimore City Council	Assigned	
5/3/2021	0	Baltimore City Council	Introduced	

Explanation: Capitals indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

* **Warning:** This is an unofficial, introductory copy of the bill.
The official copy considered by the City Council is the first reader copy.

Introductory*

City of Baltimore Council Bill

Introduced by: Councilmember Ramos

A Bill Entitled

An Ordinance concerning

Required Real Estate Disclosures - Formerly Vacant Structures

For the purpose of requiring certain disclosures in order to sell a property that was formerly issued a vacant building notice; and providing for certain penalties.

By adding

Article 2 - Consumer Protections
Section 14-8
Baltimore City Code
(Edition 2000)

Section 1. Be it ordained by the Mayor and City Council of Baltimore, That the Laws of Baltimore City read as follows:

Baltimore City Code

Article 2. Consumer Protections

Subtitle 14. Real Estate Practices - Disclosures

§ 14-7. *{Reserved}*

§ 14-8. **Formerly vacant structures.**

(a) *Scope of section.*

This section only applies to real property that:

- (1) had been cited with a vacant building notice that remained unabated until the rehabilitation described in this subsection;
- (2) has been rehabilitated in compliance with applicable local laws and regulations; and
- (3) has not been previously occupied since the rehabilitation.

(b) *In general.*

On or before entering into a contract for the sale of any real property, the seller must disclose to the buyer that:

- (1) the property had been issued a vacant building notice by the City;
- (2) the notice has since been abated; and
- (3) the seller has obtained a valid and current occupancy permit for the premises from the Department of Housing and Community Development.

(c) *Penalty.*

Any person who violates any provision of this section is guilty of a misdemeanor and, on conviction, is subject to a fine of not more than \$1,000 for each offense.

Section 2. And be it further ordained, That the catchlines contained in this Ordinance are not law and may not be considered to have been enacted as a part of this or any prior Ordinance.

Section 3. And be it further ordained, That this Ordinance takes effect on the 30th day after the date it is enacted.