

**CITY OF BALTIMORE  
COUNCIL BILL 10-0590  
(First Reader)**

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Introduced by: President Young, Councilmembers Spector, Stokes, Kraft, Cole, Henry, Holton,  
Clarke, Welch, Conaway, Curran, Middleton, Reisinger

Introduced and read first time: August 9, 2010

Assigned to: Taxation, Finance and Economic Development Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Housing and  
Community Development, Department of Finance

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Rooming Houses – Registration Fee**

3 FOR the purpose of reinstating an inadvertently repealed license fee for rooming houses and  
4 reconstituting it as a registration fee; deleting certain surplus language; correcting, clarifying,  
5 and conforming related provisions; providing for a special effective date; and generally  
6 relating to the registration of non-owner-occupied dwellings, rooming houses, and vacant  
7 structures.

8 BY renaming

9 Article 13 - Housing and Urban Renewal

10 Subtitle 4. Non-Owner-Occupied Dwellings; Vacant Structures

11 to be

12 Subtitle 4. Registration of Non-Owner-Occupied Dwellings,

13 Rooming Houses, and Vacant Structures

14 Baltimore City Code

15 (Edition 2000)

16 BY renaming

17 Article 13 - Housing and Urban Renewal

18 Subtitle 5. Multiple-Family Dwellings and Rooming Houses

19 to be

20 Subtitle 5. Licensing of Multiple-Family Dwellings and Rooming Houses

21 Baltimore City Code

22 (Edition 2000)

23 BY adding

24 Article 13 - Housing and Urban Renewal

25 Section(s) 4-1(f-1) and (f-2) and 4-8(a-1)

26 Baltimore City Code

27 (Edition 2000)

EXPLANATION: CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

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1 BY repealing and reordaining, with amendments

2 Article 13 - Housing and Urban Renewal  
3 Section(s) 4-2, 4-5, 4-8(d)(1), and 4-11(b)  
4 Baltimore City Code  
5 (Edition 2000)

6 BY repealing and reordaining, with amendments

7 Article 1 - Mayor, City Council, and Municipal Agencies  
8 Section(s) 40-14(e)(1)  
9 Baltimore City Code  
10 (Edition 2000)

11 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the  
12 Laws of Baltimore City read as follows:

13 **Baltimore City Code**

14 **Article 13. Housing and Urban Renewal**

15 **Subtitle 4. REGISTRATION OF Non-Owner-Occupied Dwellings[;],**  
16 **ROOMING HOUSES, AND Vacant Structures**

17 **§ 4-1. Definitions.**

18 (F-1) *ROOMING HOUSE.*

19 “ROOMING HOUSE” HAS THE MEANING STATED IN § 202.2 OF THE PROPERTY  
20 MAINTENANCE CODE OF BALTIMORE CITY.

21 (F-2) *ROOMING UNIT.*

22 “ROOMING UNIT” HAS THE MEANING STATED IN § 202.2 OF THE PROPERTY MAINTENANCE  
23 CODE OF BALTIMORE CITY.

24 **§ 4-2. Scope.**

25 This subtitle applies to:

- 26 (1) every non-owner-occupied dwelling unit, whether or not it is occupied, fit for human  
27 habitation, or revenue producing;
- 28 (2) every vacant structure, whether it is a residential structure, a non-residential structure,  
29 or other; AND
- 30 (3) EVERY ROOMING HOUSE.

31 **§ 4-5. Registration required.**

32 (a) *In general.*

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1 (1) The owner of any non-owner-occupied dwelling unit OR OF ANY ROOMING HOUSE  
2 must file an annual registration statement for that unit OR THAT ROOMING HOUSE with  
3 the Commissioner.

4 (2) The owner of any vacant structure must file an annual registration statement for that  
5 structure with the Commissioner.

6 (b) *New owner [of non-owner-occupied dwelling].*

7 (1) A new owner of a non-owner-occupied dwelling unit OR OF A ROOMING HOUSE must  
8 file the registration statement within 10 days of acquiring title to the unit OR ROOMING  
9 HOUSE.

10 (2) If the previous owner had registered the unit OR ROOMING HOUSE and paid the  
11 applicable registration fee for the current registration period, the new owner need not  
12 pay any registration fee for that registration period.

13 (c) *Newly vacant structure.*

14 The owner of a vacant structure, whether or not previously registered as a non-owner-  
15 occupied dwelling unit OR AS A ROOMING HOUSE, must file a new registration statement  
16 and pay the fee applicable to vacant structures, within 10 days of the property's  
17 becoming a vacant structure.

18 **§ 4-8. Registration fees.**

19 (A-1) *ROOMING HOUSES.*

20 EXCEPT AS OTHERWISE SPECIFIED IN THIS SECTION, AN ANNUAL REGISTRATION FEE MUST  
21 BE PAID FOR ROOMING HOUSES AT THE RATE OF \$25 PER ROOMING UNIT.

22 (d) *Exceptions.*

23 No fee is charged for:

- 24 (1) any dwelling unit, ROOMING HOUSE, or vacant structure that is owned by a  
25 governmental entity or an instrumentality or unit of a governmental entity;
- 26 . . . .

27 **§ 4-11. Interest and late fees.**

28 (b) *Unpaid sum a personal debt and lien.*

29 (1) All registration fees, interest, and late fees provided for in this section are a personal  
30 debt owed by the owner of the [dwelling unit] PROPERTY.

31 (2) These fees and interest:

- 32 (i) are a lien ON THE PROPERTY in favor of the Mayor and City Council of  
33 Baltimore [on the dwelling unit]; and

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(ii) may be collected or enforced the same as any other debts or liens due to or in favor of the Mayor and City Council of Baltimore.

**Subtitle 5. LICENSING OF Multiple-Family Dwellings and Rooming Houses**

**§ 5-1. Definitions.**

(f) *Rooming house.*

[(1)] “Rooming house” has the meaning stated in § 202.2 of the Property Maintenance Code of Baltimore City.

[(2)] “Rooming house” includes a hotel, motel, or boarding house.]

**Article 1. Mayor, City Council, and Municipal Agencies**

**Subtitle 40. Environmental Control Board**

**§ 40-14. Violations to which subtitle applies.**

(e) *Provisions and penalties enumerated.*

**(1) Article 13. Housing and Urban Renewal**

Subtitle 4. REGISTRATION OF Non-Owner-Occupied Dwellings[;],  
ROOMING HOUSES, AND Vacant Structures

Non-owner-occupied dwellings	\$100
ROOMING HOUSES	\$100
Vacant structures	\$500

Subtitle 5. LICENSING OF Multiple-Family Dwellings and  
Rooming Houses \$500

**SECTION 2. AND BE IT FURTHER ORDAINED,** That within 90 days of the effective date of this Ordinance, the owners of rooming houses shall register them under Article 13, Subtitle 4, as amended by this Ordinance.

**SECTION 3. 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 4. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it is enacted.