

**CITY OF BALTIMORE  
COUNCIL BILL 22-0287  
(First Reader)**

---

Introduced by: Councilmembers Bullock, Middleton, Torrence, Dorsey, Conway, Burnnett,  
Schleifer, Ramos, Porter, Glover, Cohen

At the request of: Commission for Historical and Architectural Preservation

Introduced and read first time: October 3, 2022

Assigned to: Economic and Community Development Committee

---

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Baltimore Development Corporation,  
Commission for Historical and Architectural Preservation, Planning Commission, Department of  
Housing and Community Development

---

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Real Estate Practices – Disclosures – Historic Districts**

3 FOR the purpose of requiring certain disclosures in order to sell a property that is located in a  
4 historic district; and providing for certain penalties.

5 BY adding

6 Article 2 - Consumer Protection

7 Section 14-7

8 Baltimore City Code

9 (Edition 2000)

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

12 **Baltimore City Code**

13 **Article 2. Consumer Protection**

14 **Subtitle 14. Real Estate Practices - Disclosures**

15 **§ 14-7. HISTORIC DISTRICTS.**

16 (A) *IN GENERAL.*

17 ON OR BEFORE ENTERING INTO A CONTRACT FOR THE SALE OF ANY REAL PROPERTY, THE  
18 SELLER MUST DISCLOSE TO THE BUYER IN WRITING WHETHER THE PROPERTY IS LOCATED  
19 IN A HISTORICAL AND ARCHITECTURAL PRESERVATION DISTRICT AS DEFINED UNDER  
20 ARTICLE 6, § 1-1(F) {“DEFINITIONS - *HISTORICAL AND ARCHITECTURAL PRESERVATION*  
21 *DISTRICT; PRESERVATION DISTRICT; DISTRICT*”} OF THE CODE.

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

**Council Bill 22-0287**

1 (B) *FORM OF DISCLOSURE.*

2 THE DISCLOSURE REQUIRED BY THIS SECTION SHALL READ AS STATED:

3 **HISTORIC DISTRICT – DISCLOSURE**

4 THIS PROPERTY IS [ ] IS NOT [ ] LOCATED WITHIN A HISTORICAL AND  
5 ARCHITECTURAL PRESERVATION DISTRICT.

6 \_\_\_\_\_ SELLER’S INITIALS

7  
8 **BEFORE BEGINNING ANY EXTERIOR ALTERATIONS TO A STRUCTURE LOCATED WITHIN**  
9 **A HISTORICAL AND ARCHITECTURAL PRESERVATION DISTRICT (A “HISTORIC**  
10 **DISTRICT”) THE OWNER OF THE PROPERTY AND THE STRUCTURE MUST FIRST SECURE**  
11 **AN AUTHORIZATION TO PROCEED (“ATP”) FROM THE COMMISSION FOR HISTORICAL**  
12 **AND ARCHITECTURAL PRESERVATION (“CHAP”).**

13 STRUCTURES THAT ARE LOCATED WITHIN A HISTORIC DISTRICT ARE DESIGNATED AS BEING  
14 PART OF A NEIGHBORHOOD THAT IS OF PARTICULAR HISTORICAL SIGNIFICANCE AND  
15 ARCHITECTURAL CHARACTER.

16 CHAP IS RESPONSIBLE FOR PROMOTING THE PRESERVATION OF STRUCTURES LOCATED IN A  
17 HISTORIC DISTRICT UNDER ARTICLE 6 {“HISTORICAL AND ARCHITECTURAL  
18 PRESERVATION”} OF THE CITY CODE.

19 RELEVANT EXCERPTS FROM ARTICLE 6 OF THE CITY CODE ESTABLISHING THE  
20 REQUIREMENTS STATED ABOVE ARE PROVIDED BELOW.

21 **§ 8-2. BUILDING PERMIT REQUIRED.**

22 (A) *EXTERIOR STRUCTURES.*

23 NO PERSON MAY UNDERTAKE, CAUSE, OR ALLOW ANY OF THE FOLLOWING REGULATED  
24 ALTERATIONS FOR OR WITH RESPECT TO ANY STRUCTURE LOCATED WITHIN AN  
25 HISTORIC DISTRICT WITHOUT FIRST OBTAINING A PERMIT TO DO SO FROM THE  
26 BUILDING OFFICIAL:

- 27 (1) ANY RECONSTRUCTION, ALTERATION, OR REMOVAL OF ANY EXTERIOR  
28 ARCHITECTURAL FEATURE;
- 29 (2) ANY CHANGE IN AN EXTERIOR COLOR, WHETHER BY PAINTING OR OTHER  
30 MEANS;
- 31 (3) ANY EXTERIOR EXCAVATION;
- 32 (4) THE CONSTRUCTION OR ERECTION OF ANY EXTERIOR BUILDING, FENCE,  
33 WALL, OR OTHER STRUCTURE OF ANY KIND; OR
- 34 (5) ANY EXTERIOR DEMOLITION.

35 **§ 8-4. CHAP TO REVIEW.**

36 (C) *CHAP APPROVAL PREREQUISITE FOR PERMIT.*

37 THE BUILDING OFFICIAL MAY NOT ISSUE A PERMIT FOR ANY REGULATED ALTERATION  
38 UNLESS THE COMMISSION FIRST ISSUES AN AUTHORIZATION TO PROCEED.

**Council Bill 22-0287**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12

---

LEARN MORE ABOUT CHAP AND THE PROCESS FOR SECURING AN ATP:

COMMISSION FOR HISTORICAL AND ARCHITECTURAL PRESERVATION  
[INSERT MAILING ADDRESS]  
[INSERT TELEPHONE NUMBER]  
[INSERT WEBSITE ADDRESS]

(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 \$500 FOR EACH OFFENSE.

**SECTION 2. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day after the date it is enacted.