


FROM	NAME & TITLE	Laura Larsen, Budget Director	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	Bureau of the Budget and Management Research Room 469, City Hall		
	SUBJECT	City Council Bill 22-0250 – The Councilmember Mary Pat Clarke Opportunity to Purchase Act		

DATE:

TO

The Honorable President and
Members of the City Council
City Hall, Room 400

January 4, 2023

Position: Does Not Oppose

The Department of Finance is herein reporting on City Council Bill 22-0250, The Councilmember Mary Pat Clarke Opportunity to Purchase Act, the purpose of which is to repeal a portion of the City Code pertaining to a Tenant’s Right of First Refusal and replace it with updates to certain definitions, exemptions, rules of interpretation, and requirements of landlords.

Background

Currently, Article 13, Subtitle 6, Tenant’s Right of First Refusal, in City Code requires landlords seeking to voluntarily transfer their single-family residential rental property to first offer the current tenant the opportunity to purchase the property. This subtitle details definitions, exemptions, and scope of the policy, as well as required conditions of offers and contracts related to transfer of the property.

This legislation would require the Department of Housing and Community Development (DHCD) to collect data pertaining to transfers and compile an annual report that details this data and offers recommendations for policy improvements to ensure that tenants are benefitting from this legislation. Additionally, the legislation increases the amount that can be fined from \$500 to \$1,000.

Fiscal Impact

The Department of Finance anticipates minimal fiscal impact for the City from this legislation. It is anticipated that additional workload to meet bill requirements would be absorbed by current DHCD staff and under existing processes and procedures.

Conclusion

This legislation intends to repeal the existing subtitle of City Code, Tenant’s Right of First Refusal, and replace it with an updated subtitle that provides tenants with the opportunity to purchase rental facilities. Since similar processes and requirements included in this bill are already in existence under the current subtitle, the Department of Finance anticipates minimal fiscal impact for the City from this legislation.

For the reasons stated above, the Department of Finance does not oppose City Council Bill 22-0250.

cc: Michael Moiseyev
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