



BILL SYNOPSIS

Committee: Economic and Community Development

Bill: 22-0287

Real Estate Practices - Disclosures - Historic Districts

Sponsor: Councilmember Bullock et al.

Introduced: October 3, 2022

Purpose:

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

Effective: The 30th day after the date it is enacted

Agency Reports

Planning Commission	Favorable
Commission for Historical & Architectural Preservation	Favorable w/ Amendment
Department of Housing and Community Development	
Board of Municipal and Zoning Appeals	
Baltimore Development Corporation	Favorable
City Solicitor	Favorable w/ Amendment

Analysis

Current Law

Article 2 (Consumer Protection), Subtitle 14 (Real Estate Practices – Disclosures) of the Baltimore City Code.

Bill Summary

The bill would add a new section to Article 2, Subtitle 14 of the Baltimore City Code to require the seller of any real property to disclose in writing to the buyer whether the property is in a Historical and Architectural Preservation District. The new section would also provide the form for such disclosure.

Any person who violates the new provisions would be guilty of a misdemeanor and subject to a fine of no more than \$500 for each offense.

Amendments

The Commission for Historical & Architectural Preservation recommended an amendment to include disclosure of whether a property is a designated Baltimore City Landmark. The Law Department recommended an amendment to clarify that the new requirement does not apply retroactively to require sellers to give notice if an offer for sale of that property has been accepted prior to the bill's effective date.

Additional Information

Fiscal Note: Not Available

Information Source(s): Baltimore City Code, Reporting Agencies, Bill 22-0287.

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