

Introduced by: Councilmember Burnett, Henry *DORSEY, Bullock, Cohen, Middleton, Stokes, Speed, Clarke, Peisinger*
Prepared by: Department of Legislative Reference *Date: August 9, 2017*

Referred to: JUDICIARY AND LEGISLATIVE INVESTIGATIONS Committee

Also referred for recommendation and report to municipal agencies listed on reverse.

CITY COUNCIL *17-0113*

A BILL ENTITLED

AN ORDINANCE concerning

Large Residential Property Owners – Required Reporting and Mediation

FOR the purpose of requiring that certain large residential property owners disclose additional information when registering properties; requiring that certain large residential property owners include a provision in their leases offering residential tenants mediation before eviction proceedings can commence; defining a certain term; clarifying and conforming related provisions; and generally relating to the regulation of residential property owners.

BY adding
Article 13 - Housing and Urban Renewal
Section(s) 4-6(c)
Baltimore City Code
(Edition 2000)

BY repealing and reordaining, with amendments
Article 13 - Housing and Urban Renewal
Section(s) 7-3
Baltimore City Code
(Edition 2000)

Robert Stokes
Henry Burnett
Ray DORSEY
Bill [unclear]
[unclear]
[unclear]
[unclear]
[unclear]

No. 1

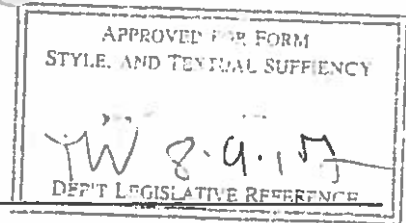
****The introduction of an Ordinance or Resolution by Councilmembers at the request of any person, firm or organization is a courtesy extended by the Councilmembers and not an indication of their position.**

Agencies

_____	Baltimore City Public School System
_____	Baltimore Development Corporation
_____	City Solicitor
_____	Comptroller's Office
_____	Department of Audits
_____	Department of Finance
_____	Department of General Services
_____	Department of Housing and Community Development
_____	Department of Human Resources
_____	Department of Planning
_____	Other: _____
_____	Other: _____
_____	Other: _____
_____	Department of Public Works
_____	Department of Real Estate
_____	Department of Recreation and Parks
_____	Department of Transportation
_____	Fire Department
_____	Health Department
_____	Mayor's Office of Employment Development
_____	Mayor's Office of Human Services
_____	Mayor's Office of Information Technology
_____	Office of the Mayor
_____	Police Department
_____	Other: _____
_____	Other: _____
_____	Other: _____
_____	Board of Estimates
_____	Board of Ethics
_____	Board of Municipal and Zoning Appeals
_____	Comm. for Historical and Architectural Preservation
_____	Commission on Sustainability
_____	Employees' Retirement System
_____	Other: _____
_____	Other: _____
_____	Other: _____
_____	Environmental Control Board
_____	Fire & Police Employees' Retirement System
_____	Labor Commissioner
_____	Parking Authority Board
_____	Planning Commission
_____	Wage Commission
_____	Other: _____
_____	Other: _____
_____	Other: _____

Boards and Commissions

INTRODUCTORY*
CITY OF BALTIMORE
COUNCIL BILL _____



Introduced by: Councilmember Burnett

A BILL ENTITLED

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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 13. Housing and Urban Renewal

Division II. Dwellings and Vacant Structures

Subtitle 4. Registration of Non-Owner-Occupied Dwellings, Rooming Houses, and Vacant Structures

§ 4-6. Registration statement – Contents.

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.

(C) *LARGE RESIDENTIAL PROPERTY OWNERS* .

(1) IN THIS SUBSECTION “LARGE RESIDENTIAL PROPERTY OWNER ” MEANS:

- (I) A PERSON WHO OWNS 1 OR MORE PROPERTIES WITHIN THE CITY OF BALTIMORE THAT, IN THE AGGREGATE, CONTAIN 5 OR MORE NON-OWNER-OCCUPIED DWELLING UNITS; OR
- (II) AN ENTITY IN WHICH A PERSON WITH AN OWNERSHIP INTEREST OF 3% OR MORE OF THE ENTITY OWNS 1 OR MORE PROPERTIES WITHIN THE CITY OF BALTIMORE THAT, IN THE AGGREGATE, CONTAIN 5 OR MORE NON-OWNER-OCCUPIED DWELLING UNITS.

(2) EACH REGISTRATION STATEMENT FOR A PROPERTY OWNED IN WHOLE OR IN PART BY A LARGE RESIDENTIAL PROPERTY OWNER MUST CONTAIN THE FOLLOWING ADDITIONAL INFORMATION:

- (I) THE STREET ADDRESS OF EACH PROPERTY OWNED BY THE OWNER OF RECORD THAT IS REQUIRED TO BE REGISTERED UNDER THIS SUBTITLE ;
- (II) IF THE OWNER OF RECORD IS A CORPORATION , PARTNERSHIP , LIMITED PARTNERSHIP , LIMITED LIABILITY COMPANY , OR SIMILAR ENTITY , THE NAME, STREET ADDRESS , TELEPHONE NUMBER , AND EMAIL ADDRESS FOR EACH PERSON WHO OWNS 3% OR MORE OF THE OWNER OF RECORD ; AND
- (III) THE STREET ADDRESS OF EACH PROPERTY REQUIRED TO BE REGISTERED UNDER THIS SUBTITLE OWNED DIRECTLY , OR INDIRECTLY THROUGH ANY ENTITY IN WHICH THE PERSON HAS A 3% OR GREATER OWNERSHIP INTEREST , BY ANYONE IDENTIFIED UNDER ITEM (II) OF THIS PARAGRAPH .

SUBTITLE 7. RESIDENTIAL LEASE REQUIREMENTS

§ 7-3. [Information required] LEASE REQUIREMENTS.

(a) *In general.*

(1) Each residential lease [shall] MUST contain the following information:

- (i) the name, residence address, and residence telephone number or the name, business address, and business telephone number of the owner of the property, or
- (ii) the name, residence address, and residence telephone number or the name, business address, and business telephone number of an agent of the owner who is authorized to receive court process on behalf of the owner in connection with the property.

(2) Any owner who is not customarily present in an office in the metropolitan Baltimore area [shall] MUST include in the lease the information required above for an agent authorized to receive court process on behalf of the owner.

(b) *Changes.*

(1) Within 10 days of a change in any information required by SUBSECTION (A) OF this section to be contained in a lease, the property owner [shall] MUST notify the tenant of the change.

(2) The notice [shall] MUST be sent to THE tenant by first class mail.

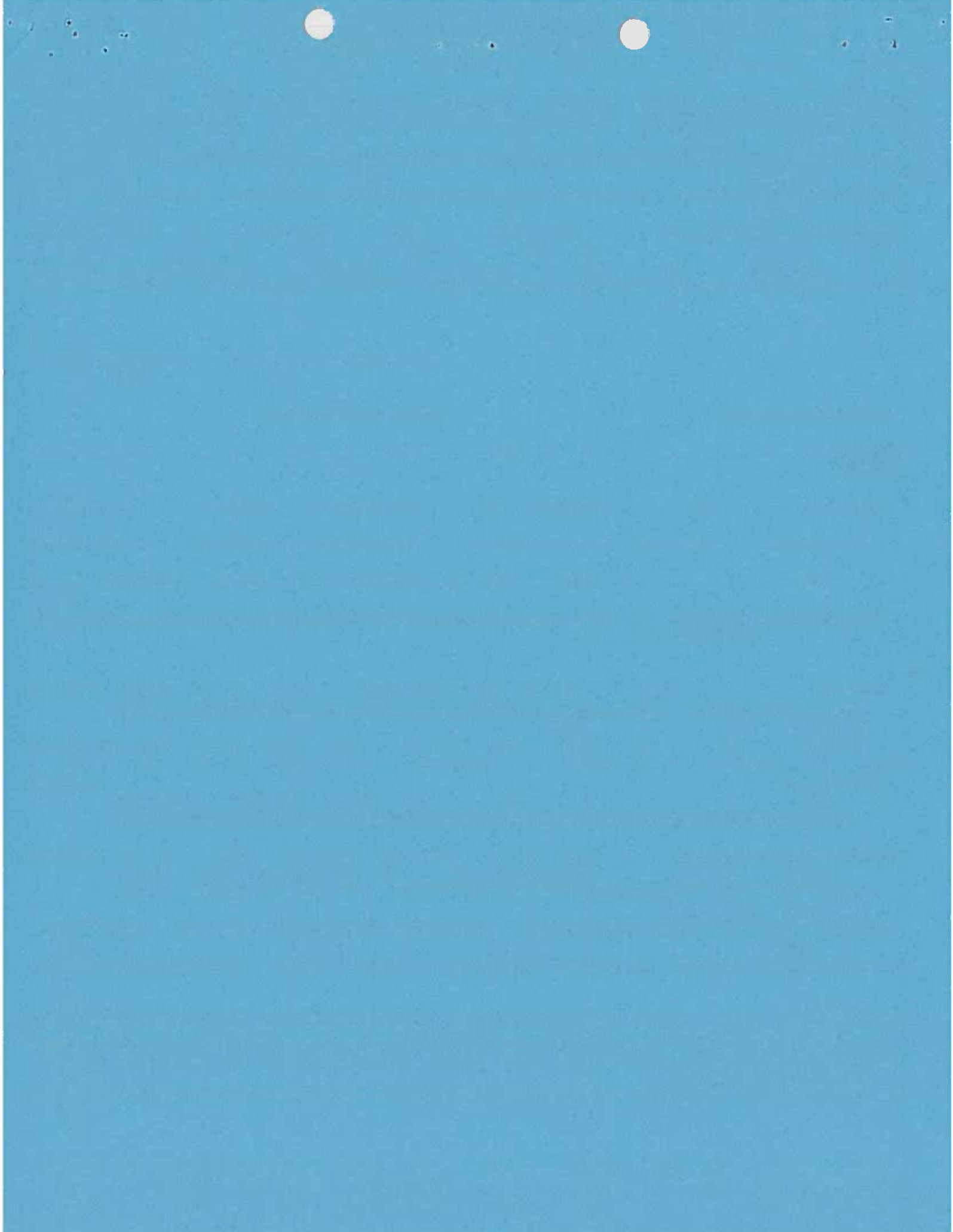
(C) *MEDIATION FOR LARGE RESIDENTIAL PROPERTY OWNERS* .

EACH RESIDENTIAL LEASE WITH A LARGE RESIDENTIAL PROPERTY OWNER , AS DEFINED IN § 4-6(C) OF THIS DIVISION II, MUST CONTAIN A PROVISION THAT :

- (1) OBLIGATES THE OWNER TO OFFER THE TENANT MEDIATION , AT THE OWNER 'S EXPENSE, WITH A MEDIATOR CERTIFIED BY THE MARYLAND COUNCIL FOR DISPUTE RESOLUTION OR COMMUNITY MEDIATION MARYLAND BEFORE THE OWNER MAY BEGIN EVICTION PROCEEDINGS ;
- (2) GRANTS THE TENANT 10 DAYS TO ACCEPT OR REJECT THE MEDIATION OFFER BEFORE THE OWNER MAY BEGIN EVICTION PROCEEDINGS ; AND
- (3) IF THE TENANT ACCEPTS THE MEDIATION OFFER , OBLIGATES THE OWNER TO REFRAIN FROM BEGINNING EVICTION PROCEEDINGS UNTIL AFTER THE MEDIATION SESSION.

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.



ACTION BY THE CITY COUNCIL

AUG 14 2017
20

FIRST READING (INTRODUCTION) _____ 20 _____

PUBLIC HEARING HELD ON _____ 20 _____

COMMITTEE REPORT AS OF _____ 20 _____

_____ FAVORABLE _____ UNFAVORABLE _____ FAVORABLE AS AMENDED _____ WITHOUT RECOMMENDATION

Chair

COMMITTEE MEMBERS:

COMMITTEE MEMBERS:

SECOND READING: The Council's action being favorable (unfavorable), this City Council bill was (was not) ordered printed for Third Reading on:

_____ 20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING _____ 20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (ENROLLED) _____ 20 _____

_____ Amendments were read and adopted (defeated) as indicated on the copy attached to this blue backing.

THIRD READING (RE-ENROLLED) _____ 20 _____

WITHDRAWAL _____ 20 _____

There being no objections to the request for withdrawal, it was so ordered that this City Council Ordinance be withdrawn from the files of the City Council.

President

Chief Clerk