



# **BALTIMORE CITY COUNCIL COMMITTEE ON LEGISLATIVE INVESTIGATIONS**

## ***Mission Statement***

*On behalf of the Citizens of Baltimore City, the mission of the Legislative Investigations Committee is to ensure open, accessible and accountable government. The Committee will hold prompt and thorough hearings on all Executive Nominations. Additionally, the Committee will oversee enforcement of Ethics Rules and will monitor and review Rules of the City Council.*

**The Honorable Isaac "Yitzy" Schleifer**

**CHAIR**

## **PUBLIC HEARING**

**2/5/2026**

**4:00PM**

**CLARENCE "DU" BURNS COUNCIL CHAMBERS**

***LO25-0041***

***Legislative Oversight  
Strengthening Renter Safety Act***

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*(Paroma.Nandi@baltimorecity.gov)*

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*(Ethan.Navarre@baltimorecity.gov)*

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*(Marguerite.Curriin@baltimorecity.gov)*

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*Staff: Ethan Navarre*  
*(Ethan.Navarre@baltimorecity.gov)*

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*(Anthony.Leva@baltimorecity.gov)*

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*Staff: Ethan Navarre (Ethan.Navarre@baltimorecity.gov)*

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# CITY OF BALTIMORE

Brandon M. Scott – Mayor  
Zeke Cohen – Council President



## Office of Council Services

Nancy Mead – Director  
100 Holliday Street, Room 415  
Baltimore, MD 21202

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# COMMITTEE ON LEGISLATIVE INVESTIGATIONS

**The Honorable Isaac "Yitz" Schleifer**  
**CHAIR**

## Legislative Oversight Hearing

*LO25-0041*

*Legislative Oversight – Strengthening Renter Safety Act*

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For the purpose of inviting relevant city agencies to review the implementation status and readiness of the Strengthening Renter Safety Act, which will take effect on January 1, 2026.

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### **REPORTING AGENCIES**

- Department of Housing & Community Development
- Department of Human Resources

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### **BACKGROUND**

The [Strengthening Renters' Safety Act](#) was passed by the Baltimore City Council on September 16, 2024, signed into law by the Mayor on October 21, 2024, and took effect on January 1, 2026.

Described as “[anti-slumlord](#)” but not “anti-landlord” during the legislative process, the Act aims to address concerns of city renters, who make up more than [50%](#) of city residents, dealing with poor living conditions due to absent property management by requiring city inspections of certain properties.

In effect, the Act requires the Department of Housing & Community Development (DHCD) to identify all properties that meet the definition of a “priority dwelling,” notify those properties, and conduct a certain number of “priority inspections.”

Under the [Act](#), a “priority dwelling” is defined as a rental dwelling with 20 or more dwelling units which also meets at least two of the following criteria: issued a violation under the building, fire, and related codes that remain unabated for more than 90 days; issued four or more violation notices under those same codes; a ratio of 311 calls to dwelling units as set based on the number of units; and/or, a U.S. Department of Housing and Urban Development National Standards for the Physical Inspection of Real Estate score of less than or equal to 79 for either of the property’s two most recent inspections.

After the Department’s determination that a dwelling is a priority dwelling, the Department must notify the record owner of the property (or managing operator, if no record owner exists) of the determination, as well as the criteria which led to the determination. Subsequently, the Department is

required to conduct a “priority inspection,” defined as an inspection of a priority dwelling by an inspector employed by the Department, of at least 25 priority dwellings each year.

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### ***FISCAL NOTE***

As a matter of legislative oversight, this legislative action has no associated fiscal impact.

In its [assessment](#) of the bill, the Department of Finance estimated the cost of implementation as approximately \$975,000, primarily on the basis of necessary staffing to support the legislation’s enactment. This staffing was estimated to include one senior and four housing inspectors, as well as related support staff; however, in FY 2024 DHCD was budgeted for 79 total housing inspectors but in FY 2026 DHCD was only budgeted for 68 total housing inspectors.

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Analysis by: Ethan Navarre  
Analysis Date: 1/15/2026

Direct Inquiries to: [Ethan.Navarre@baltimorecity.gov](mailto:Ethan.Navarre@baltimorecity.gov)

# BALTIMORE CITY COUNCIL



## COMMITTEE ON LEGISLATIVE INVESTIGATIONS

*LO25-0041  
Legislative Oversight  
Strengthening Renter Safety Act*

# Agency Reports

LO25-0041

# Legislative Oversight - Strengthening Renters' Safety Act

PREPARED BY

Department of Housing and Community Development

*February 5, 2026*



Brandon M. Scott  
Mayor

# Introduction



Brandon M. Scott  
Mayor

# **What is the Strengthening Renters' Safety Act (SRSA)?**

The Strengthening Renters' Safety Act (Council Bill 23-0357) is intended to identify owners of multi-family properties with twenty (20) units or more and repeated and recurring violations of the Property Maintenance Code. Based on priority inspection findings, priority dwellings may be subject to increased fines and denial, suspension, or revocation of a rental license.

# Outreach to Property Owners

Information letters and reminder postcards sent to owners of the 1,046 multi-family properties with 20 or more units explaining the Act.

**IMPORTANT NOTICE REGARDING YOUR MULTI-FAMILY PROPERTY**

**The Strengthening Renters' Safety Act takes effect on January 1, 2026.**

The Act establishes criteria for identifying "priority dwellings" that will require priority inspections which may lead to denial, suspension, or revocation of a rental license.

A "priority dwelling" means a rental dwelling with 20 or more dwelling units or rooming units, where two or more of the following criteria applied during the previous calendar year:

- Issued a violation notice that remained unabated for more than 90 days
- Issued four or more violation notices during the previous year
- Been subject to a certain number of recorded 311 calls related to health and habitability for a rental dwelling.
- Scored less than or equal to 79 on HUD's NSPIRE score

By January 31, 2026, DHCD will identify the high violation properties. Notification letters will be sent to affected property owners. If you know your property is at risk of becoming a priority dwelling, you may wish to actively address any outstanding issues to ensure compliance with applicable codes and requirements.

Go to <https://bit.ly/PriorityDwellingInfo> to learn more about the new law.

Scan or go to <https://bit.ly/PriorityDwellingInfo>

BALTIMORE CITY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

 BALTIMORE CITY  
DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT

Building Owner/Property Manager  
«Mail\_to\_Address\_1»  
«Mail\_to\_Address\_2»

**Important Notice Regarding Your Multi-Family Property**

Dear Building Owner/Property Manager,

The **Strengthening Renters' Safety Act**, enacted by the Baltimore City Council, takes effect on **January 1, 2026**. The Act establishes criteria for identifying "priority dwellings" that will require priority inspections which may lead to denial, suspension, or revocation of a rental license.

A "priority dwelling" means a rental dwelling with 20 or more dwelling units or rooming units, where two or more of the following criteria applied during the previous calendar year:

 Issued a **Violation Notice** that remained **unabated** for more than **90 days**.

 Were issued **four or more Violation Notices** during the previous year.

 Have been subject to a certain number of **recorded 311 calls** related to **health and habitability** for a rental dwelling.

 HUD's National Inspection (NSPIRE) score for either of the two most recent inspections was **less than or equal to 79**.

As part of the Act, the Baltimore City Department of Housing & Community Development (DHCD) is required to identify all properties that meet the criteria as "priority dwellings," put those properties on notice, and then select the high violation properties that must undergo a series of "priority inspections." Priority inspections must occur at least twice a year. Owners and managers of the high violation property owners will also be required to attend individual meetings at DHCD headquarters.

By January 31, 2026, DHCD will identify the high violation properties. Notification letters will be sent to affected property owners. If you know your property is at risk of becoming a priority dwelling, you may wish to actively address any outstanding issues to ensure compliance with applicable codes and requirements.

To learn more about the Strengthening Renters' Safety Act and the process for identifying priority dwellings, please visit our website or scan the QR Code above to view an information page.

Sincerely,

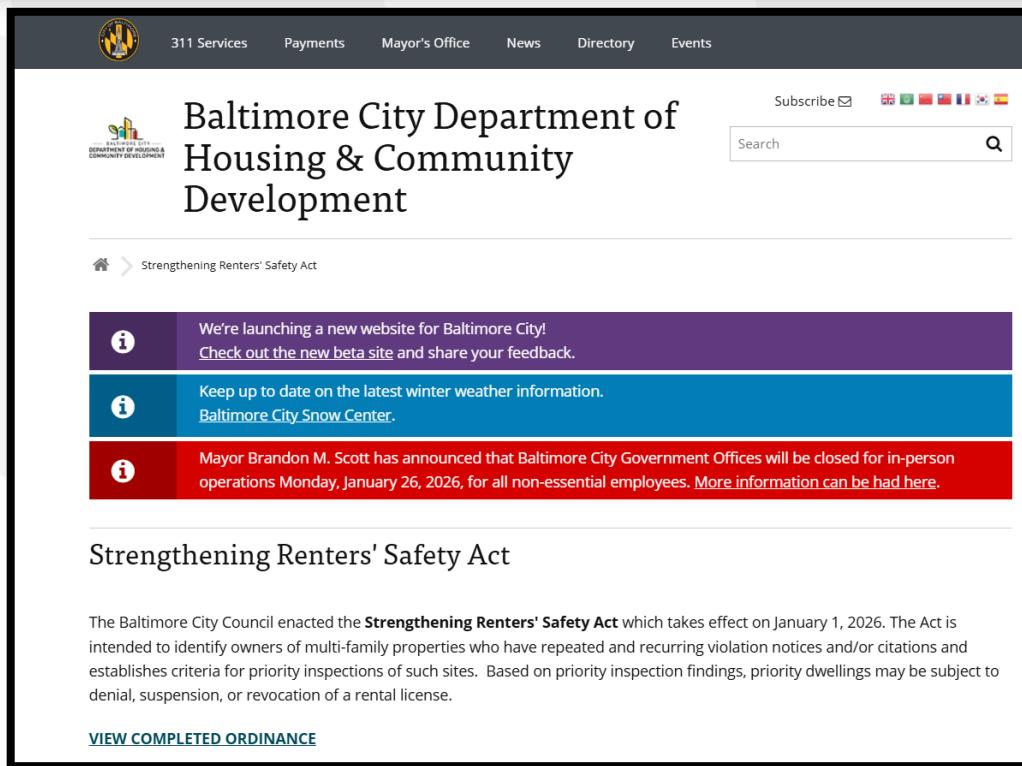
Baltimore City Department of Housing & Community Development

Brandon M. Scott, Mayor • Alice Kennedy, Housing Commissioner  
417 East Fayette Street • Baltimore, MD 21202 • 443-984-5757 • dhcd.baltimorecity.gov

  
Brandon M. Scott  
Mayor

# Website Launched

Web page launched specific to the SRSA



The screenshot shows the homepage of the Baltimore City Department of Housing & Community Development. The header features the city's logo and navigation links for 311 Services, Payments, Mayor's Office, News, Directory, and Events. The main title is "Baltimore City Department of Housing & Community Development". A breadcrumb trail indicates the page is under "Strengthening Renters' Safety Act". Below the title, there are three informational boxes: 1) A purple box with an info icon: "We're launching a new website for Baltimore City! Check out the [new beta site](#) and share your feedback." 2) A blue box with an info icon: "Keep up to date on the latest winter weather information. [Baltimore City Snow Center](#)." 3) A red box with an info icon: "Mayor Brandon M. Scott has announced that Baltimore City Government Offices will be closed for in-person operations Monday, January 26, 2026, for all non-essential employees. [More information can be had here](#)." The main content area is titled "Strengthening Renters' Safety Act" and provides a summary of the act's purpose and impact. A link to "VIEW COMPLETED ORDINANCE" is at the bottom. The footer includes the Mayor's logo and name, Brandon M. Scott, Mayor.

Baltimore City Department of Housing & Community Development

311 Services Payments Mayor's Office News Directory Events

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Search 

Strengthening Renters' Safety Act

**i** We're launching a new website for Baltimore City! Check out the [new beta site](#) and share your feedback.

**i** Keep up to date on the latest winter weather information. [Baltimore City Snow Center](#).

**i** Mayor Brandon M. Scott has announced that Baltimore City Government Offices will be closed for in-person operations Monday, January 26, 2026, for all non-essential employees. [More information can be had here](#).

## Strengthening Renters' Safety Act

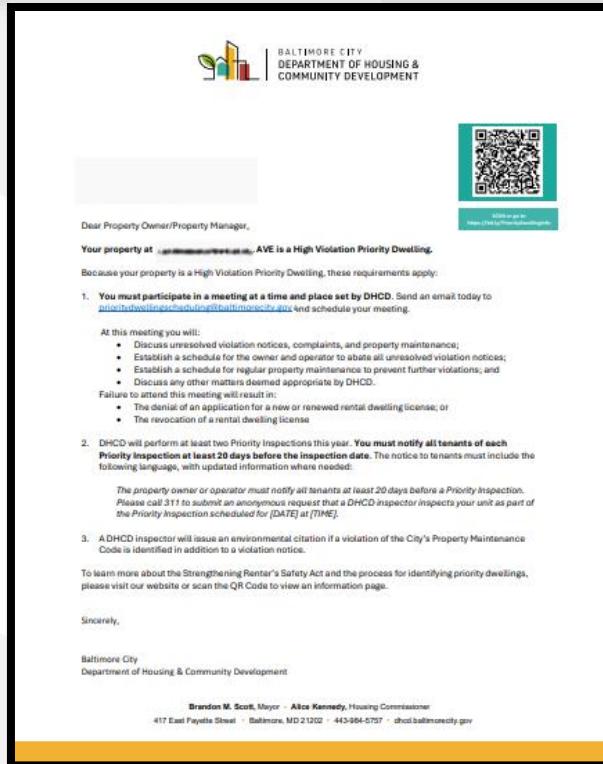
The Baltimore City Council enacted the **Strengthening Renters' Safety Act** which takes effect on January 1, 2026. The Act is intended to identify owners of multi-family properties who have repeated and recurring violation notices and/or citations and establishes criteria for priority inspections of such sites. Based on priority inspection findings, priority dwellings may be subject to denial, suspension, or revocation of a rental license.

[VIEW COMPLETED ORDINANCE](#)

 Brandon M. Scott Mayor

# Letters to Priority Dwellings

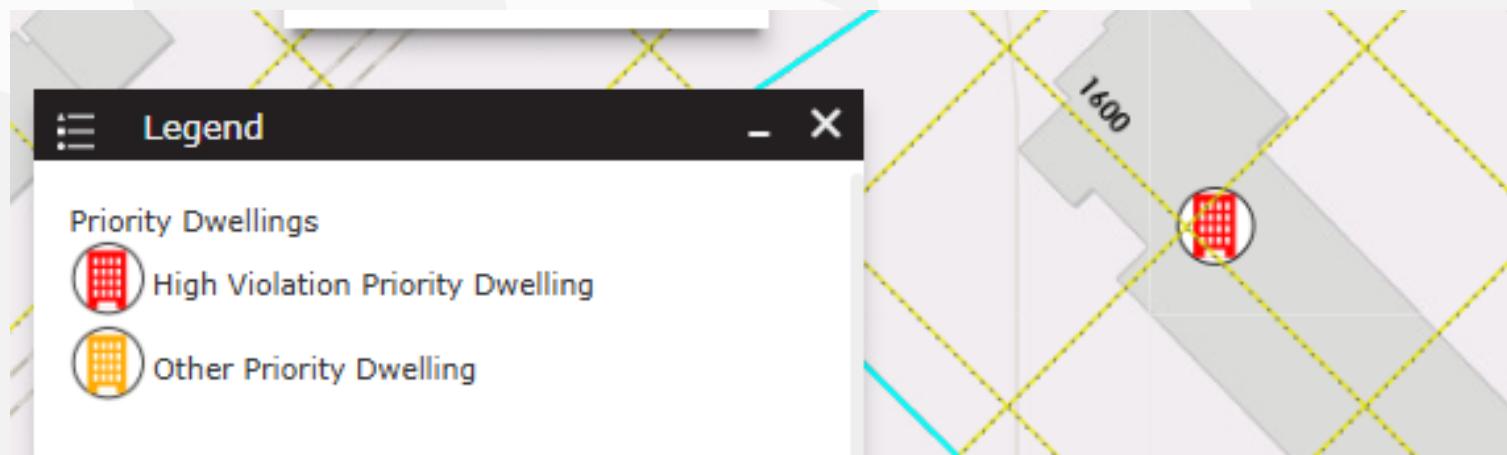
- January 21, 2026: Letters mailed to 38 Priority Dwelling property owners.
- January 27 - 28, 2026: Letters hand delivered to Priority Dwelling properties.



Brandon M. Scott  
Mayor

# CoDeMap Update

Priority Dwellings mapped on CoDeMap.



# Required Notifications

Newly created notification for posting when property does not have a rental license.

**NOTICE OF FAILURE TO OBTAIN  
A RENTAL LICENSE**

**ENTER DATE POSTED:** \_\_\_\_\_

The Department of Housing & Community Development has been made aware that this rental property is being rented without the license required by Section 5-4 of the Renters' Safety Act.

**Duties and Obligations of a Rental Owner or Manager**

- ◆ Owners and managers may not rent a property or seek to collect any rental payment or other compensation unless they are licensed at the time of offering and providing occupancy.
- ◆ The rental property must be registered and pass inspection to obtain a rental license. Each rental license expires 2 years from the date of issuance.
- ◆ The rental license must be posted in a public space on the premises or an area that is accessible to the unit's occupants.
- ◆ The rental license must be provided to any prospective tenant, and all existing or future tenants when lease agreements or renewal agreements are offered, signed, or renewed.
- ◆ Rental license numbers must be included in any advertising materials for the rental dwelling. Advertising with an expired, suspended, or revoked license number is prohibited.
- ◆ The transfer of any rental license is prohibited.

**Citations and Penalties**

- ◆ Failure to post this Notice may subject the owner to environmental citations or civil citations and may result in a criminal misdemeanor charge.
- ◆ If convicted of the misdemeanor, the owner is subject to a fine up to \$1,000 for each offense.
- ◆ Each day the violation continues is a separate offense.

**This Notice must remain posted in a public space for 90 days, even if the property owner is licensed before the end of the 90-day period.**

The public may check for current license status at <https://bit.ly/RULicensed> or scan this QR Code:



Brandon M. Scott  
Mayor

# Updates for Staff & Software

- Guidance Document has been provided to DHCD staff not directly involved with SRSA.
- Registration and Investigator staff initial training completed.
- Updated Registration software for two-year licenses and inspection reports.

# Priority Dwelling



Brandon M. Scott  
Mayor

# Priority Dwellings

As required by the legislation the list of Priority Dwellings has been posted on our website.

<https://dhcd.baltimorecity.gov/strengthening-renters-safety-act>

## Strengthening Renters' Safety Act

The Baltimore City Council enacted the **Strengthening Renters' Safety Act** which takes effect on January 1, 2026. The Act is intended to identify owners of multi-family properties who have repeated and recurring violation notices and/or citations and establishes criteria for priority inspections of such sites. Based on priority inspection findings, priority dwellings may be subject to denial, suspension, or revocation of a rental license.

### [VIEW COMPLETED ORDINANCE](#)

As part of the Act, the Baltimore City Department of Housing & Community Development (DHCD) is required to identify all properties that meet the criteria of a **"priority dwellings,"** put those properties on notice, and then select the high violation properties that must undergo a series of **"priority inspections."**

Priority inspections must occur at least twice a year. Owners and managers of the high violation properties will also be required to attend individual meetings at DHCD headquarters.

## Frequently Asked Questions

### ▼ [What is priority dwelling?](#)

### △ [Which properties were designated priority dwellings for 2025?](#)

[This list displays the properties](#) that were designated High Violation Priority Dwellings and Priority Dwellings for 2025.

### ▼ [How will priority inspections take place?](#)



# High Violation Priority Dwelling Meetings & Inspections

Meetings with the 25 High Violation Priority Dwellings are expected to be conducted in February and March

The first round of inspections will occur February-May.

Second round of inspections to occur June-October.



# **High Violation Priority Dwelling Meetings**

Meetings with the 25 High Violation Priority Dwellings are an opportunity for the property owners and management to demonstrate to DHCD that they have a plan to better maintain their property.

DHCD will go over with ownership and management the items that led to their becoming a priority dwelling and discuss how the Priority Dwelling Inspections will be conducted.



# High Violation Priority Dwelling Inspections – Anonymous Reporting

Residents of the High Violation Priority Dwellings will be able to request that their unit be inspected as part of the Priority Dwelling Inspections. DHCD is working with 311 to set up a dedicated service request type that will be used to make these anonymous requests for inspection.



# Enforcement



Brandon M. Scott  
Mayor

# Citations

DHCD has been working with the Environmental Control Board and BCIT to update the existing violation list to include new citations. Citations will be issued by DHCD inspectors using existing software (CHIP).

Work is expected to resume this Spring to transition from CHIP to Accela for violation notices and citations. We do not foresee any issues in tracking the necessary data to complete the annual reports.

ENVIRONMENTAL CITATION(S) AND ORDER		
MAYOR AND CITY COUNCIL OF BALTIMORE, PETITIONER VS.:		
BALTIMORE, MD 21230-1827		
<b>Location of Violation:</b>		
Address: <del>1234</del> WASHINGTON BLVD Block: <del>1234</del> Lot:019		
<b>VIOLATION</b>		
Respondent is charged with violation(s) of the following law(s) or regulation(s):		
<b>1. Citation# : 5777</b>	<b>Amount of Fine: \$50.00</b>	<b>Subject to Lien: Yes</b>
Article: PMCBC Section: 306.2		
Violation: Bulk trash		
Location: REAR of <del>1234</del> WASHINGTON BLVD , a residential-single family.		
Date of Offense: January 22, 2026 11:59 AM Abatement Date: February 02, 2026		
Details of Violation: REAR- WOODEN PIECES, WASHING MACHINE, BLACK RECTANGLE ITEM, TIRE, LONG BLACK METAL ITEM		
<b>2. Citation# : 5777</b>	<b>Amount of Fine: \$50.00</b>	<b>Subject to Lien: Yes</b>
Article: PMCBC Section: 305.1		
Violation: Exterior sanitary maintenance – general		
Location: REAR of <del>1234</del> WASHINGTON BLVD , a residential-single family.		
Date of Offense: January 22, 2026 11:59 AM Abatement Date: February 02, 2026		
Details of Violation: REAR- TRASH BAG ON GROUND		
<b>FINE(S) DUE DATE</b>		
Respondent must pay the fine(s) as stated above by <b>Due Date of: February 22, 2026</b> , or request a hearing by following instructions on this citation, or be subject to a default penalty which triples the fine amount.		
<b>ABATEMENT ORDER</b>		
Ongoing violation must be corrected by <b>Abatement Date</b> to avoid additional citations and enforcement actions authorized by law.		

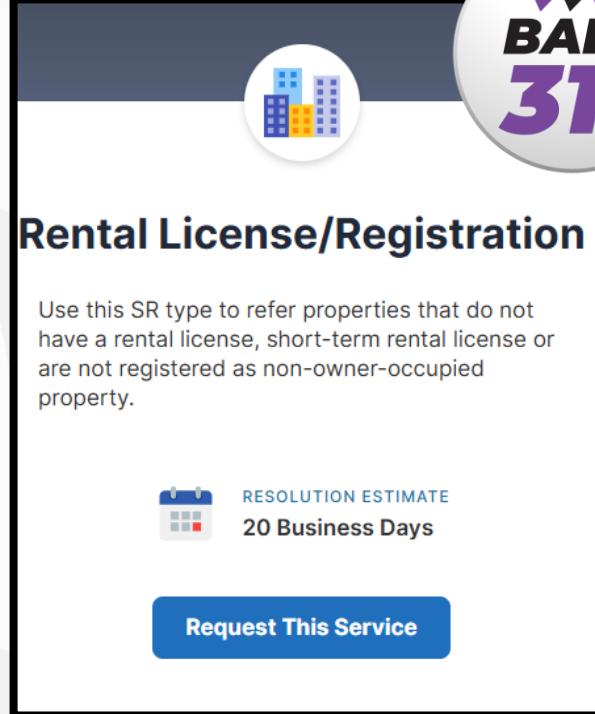


Brandon M. Scott  
Mayor

# Reporting No Rental License

The public can report properties that do not have a rental license, short-term rental license or are not registered using 311.

The service request is available by calling 311, online or from the 311 App.



The image shows a screenshot of a service request interface. In the top right corner is a circular logo for "BALT 311" with a stylized building icon. The main title is "Rental License/Registration". A description below the title states: "Use this SR type to refer properties that do not have a rental license, short-term rental license or are not registered as non-owner-occupied property." To the left of this text is a small calendar icon. To the right, the text "RESOLUTION ESTIMATE" is followed by "20 Business Days". At the bottom is a blue button with the text "Request This Service".



# Property Maintenance Code Enforcement Staffing

Deputy Commissioner	1
Assistant Commissioner	2
Superintendent of Housing Inspections	2
Director of Special Operations	1
Asst. Supt. Of Housing Inspections	6 (1 vacant)
Housing Inspector Senior	16 (2 vacant)
Housing Inspector	41 (4 vacant)
Grant Service Specialist Housing Inspector	1
Sanitation Enforcement Inspector*	9 (3 vacant)
Director of Administration	1
Office Support Specialist II	3
Office Support Specialist III	8
Training Officer	1
Ombudsman	2
Executive Assistant	1
Special Assistant	1

\*DHCD is in the process of reclassifying 9 Housing Inspector positions to Sanitation Enforcement Inspector positions. Currently these staff are hired as Community Aides



Brandon M. Scott  
Mayor

# Annual Report

# Annual Report

The SRS Act requires an annual report to be published by May 1 of each year with specific criteria that relate to priority dwellings and all rental dwellings within the city.

The initial annual report will be published by May 1, 2026, and will focus on the implementation of the SRSA. We will also include information related to rental licensing audits.

It will not be until May 1, 2027, that we have a complete SRSA annual report as required in the SRS Act. The initial report and all future reports will be published on DHCD's SRSA web page and sent to members of the council.

# THANK YOU!



**Brandon M. Scott**  
Mayor

# BALTIMORE CITY COUNCIL



## COMMITTEE ON LEGISLATIVE INVESTIGATIONS

*LO25-0041*

*Legislative Oversight  
Strengthening Renter Safety Act*

## Additional Materials

High Violation Priority Dwellings					
Legal_Address	Building_Address_as_Appears_on_License	Total_Units	Owner	Priority_Dwelling	HVPD Reason
1600 W MOUNT ROYAL AVE	1600 W MOUNT ROYAL AVE	209	BOLTON NORTH, LC	Yes	3 criteria
801 LENTON AVE	801 LENTON AVE	116	MPV ASSOCIATES LIMITED	Yes	Nspire score
1500 E MONUMENT ST	1500 E MONUMENT ST	72	LESTER PARTNERS LLC	Yes	Nspire score
4300 PATTERSON AVE	4300 PATTERSON AVE	444	AP REISTERSTOWN LLC	Yes	Total Notices
150 W HAMBURG ST	150 W HAMBURG ST	126	HVPG SHARP-LENDENHALL APARTMENTS	Yes	Total Notices
5501 BOWLEYS LANE	5501 BOWLEYS LN	125	LORELLYSINCLAIR HOUSING PARTNERS,	Yes	Total Notices
5000 W FOREST PARK AVE	5000 W FOREST PARK AVE	274	BRI PURNELL ASSOCIATES, LLC	Yes	Total Notices
700 EXETER HALL AVE	700 EXETER HALL AVE	168	WAVERLY PRESERVATION LLC	Yes	Total Notices
27 N FULTON AVE	27 N FULTON AVE	28	ST. MARTIN'S RENOVATION	Yes	Total Notices
607 PENNSYLVANIA AVE	607 PENNSYLVANIA AVE	47	C.R. UNCLES PLAZA, L.P.	Yes	Total Notices
1901 N FOREST PARK AVE	1901 N FOREST PARK AVE	55	KERNAN GARDENS PROJECT 2 LLC	Yes	Total Notices
26 S CALVERT ST	26 S CALVERT ST	85	26 CALVERT STREET, LLC	Yes	Total Notices
1190 W NORTHERN PKWY	1190 W NORTHERN PKWY	238	ROLAND PARK ACQUISITION 2020, LLC	Yes	Total Notices
701 EXETER HALL AVE	701 EXETER HALL AVE	142	WAVERLY PRESERVATION LLC	Yes	Total Notices
2200 E NORTHERN PKWY	2143 PENTLAND DR	132	BALTIMORE NVILLAGE 2 LLC	Yes	Total Notices
1099 ORLEANS ST	1099 ORLEANS ST	201	BALTIMORE AFFORDABLE HOUSING	Yes	Total Notices
4801 LORELLY AVE	4801 LORELLY AVE	36	LORELLYSINCLAIR HOUSING PARTNERS,	Yes	Total Notices
300 CATHEDRAL ST	300 CATHEDRAL ST	59	CC 300 CATHEDRAL STREET LLC	Yes	Total Notices
231 E NORTH AVE	231 E NORTH AVE	25	231 E NORTH AVE, LLC	Yes	Total Notices
3600 LABYRINTH ROAD	3600 LABYRINTH RD	52	M3 GREEN ACRES DE, LLC	Yes	Total Notices
4801 PALMER AVE	4801 PALMER AVE	115	PAXE PALMER LP	Yes	Total Notices: still open
132 N FREMONT AVE	132 N FREMONT AVE	22	POPPLETON PARTNERS, LP	Yes	Total Notices: still open
3020 GARRISON BLVD	3020 GARRISON BLVD	90	WAYLAND BAPTIST CHURCH, INC.	Yes	Total Notices: still open
500 S WICKHAM ROAD	500 S WICKHAM RD	32	BRI WILLISTON ASSOCIATES, LLC	Yes	Total Notices:days to abate
1550 SHIELDS PL	1550 SHIELDS PL	31	UPTON COURTS ASSOCIATES	Yes	Total Notices:days to abate

Priority Dwellings				
Legal_Address	Building_Address_as_Appears_on_License	Total_Units	Owner	Priority_Dwelling
3900 N CHARLES ST	3900 N CHARLES ST	224	FPACP3 GUILFORD, LLC	Yes
1930 WINDSOR AVE	1930 WINDSOR AVE	73	BON SECOURS NEW SHILOH II	Yes
5702 BEECHDALE AVE	5702 BEECHDALE AVE	28	PHOENIX EAGLE CORPORATION	Yes
1202 E PRESTON ST	1202 E PRESTON ST	70	SOJOURNER PLACE AT PRESTON, LLC	Yes
5 N CALVERT ST	7 N CALVERT ST	146	7 NORTH CALVERT STREET ASSOCIATES	Yes
3120 SAINT PAUL ST	3120 SAINT PAUL ST	77	DAEJAN 3120 COURT LLC	Yes
1031 PENNSYLVANIA AVE	1031 PENNSYLVANIA AVE	36	UPTON COURTS ASSOCIATES	Yes
2101 E NORTHERN PKWY	2101 E NORTHERN PKWY	259	PLEASANTVIEW KNOT LLC	Yes
1420 PENNSYLVANIA AVE	1420 PENNSYLVANIA AVE	24	UPTON COURTS ASSOCIATES	Yes
727 DRUID PARK LAKE DR	727 DRUID PARK LAKE DR	305	BALTIMORE AFFORDABLE HOUSING	Yes
1020 LEADENHALL ST	1020 LEADENHALL ST	28	HVPG SHARP-LEDENHALL APARTMENTS	Yes
1520 W NORTH AVE	1520 W NORTH AVE	66	PENN NORTH PLAZA, INC.	Yes
1 W CONWAY ST	1 W CONWAY ST	199	HS HOUSING LP	Yes