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Testimony
24-0485 Opportunity to Purchase Corrective Bill
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Honorable Chair Middleton and Distinguished Members of the Economic and Community Development Committee:

I am writing to urge your support of 24-0485 the Opportunity to Purchase corrective bill, with one amendment.

Thank you for your incredible support for 22-0250 The Councilmember Mary Pat Clarke Tenant Opportunity to Purchase Act. This bill strengthens the right of first refusal options for renters to purchase the homes they have been living in. The owner of the property has to offer to sell the property to the tenant prior to putting the home on the market. The tenant has 14 days to sign a letter of intent, at which point a contract can be drawn up and the regular contracting laws apply. If the tenant is unable to purchase at that price, the landlord can place the home on the market. If the offers come in 10% or more than the price, then the landlord has to go back to the tenant and work with them.

Our bill-24-0485 just corrects a mistake in a citation, and makes sure that this applies only to single family dwellings. Thanks to the industry for seeing the mistake.

One amendment is being offered, and that is to ensure the tenant cannot assign the contract to a third party. This removes the opportunity for wholesaling the property.

Thank you for your support of this legislation.

Respectfully Submitted:

Odette Ramos
Baltimore City Councilwoman, District 14