



HEARING NOTES

Bill: 21-0078

Required Real Estate Disclosures - Formerly Vacant Structures

Committee: Economic and Community Development

Chaired By: Councilwoman Sharon Green Middleton

Hearing Date: June 22, 2021

Time (Beginning): 2:30 PM

Time (Ending): 3: 30 PM

Location: Virtual WEBEX

Total Attendance: ~90

Committee Members in Attendance:

John Bullock Mark Conway Ryan Dorsey Antonio Glover Robert Stokes Odette Ramos

Bill Synopsis in the file?..... yes no n/a
Attendance sheet in the file? yes no n/a
Agency reports read? yes no n/a
Video or audio-digitally recorded? yes no n/a
Certification of advertising/posting notices in the file? yes no n/a
Evidence of notification to property owners? yes no n/a
Final vote taken at this hearing? yes no n/a
Motioned by: Councilmember Ramos
Seconded by: Councilmember Conway
Final Vote: Favorable/Amendment

Major Speakers

(This is not an attendance record.)

- Councilmember Odette Ramos
- Ms. Hilary Ruley, Law Department
- Ms. Nina Themelis, Office of the Mayor

- Ms. Stephanie Murdock, Department of Housing and Community Development
 - Ms. K.C. Kelleher, Department of Real Estate
 - Mr. Ira Kowler, Baltimore Development Corporation
 - Ms. Michelle Cannady
 - Mr. Ari Plaut, Greater Baltimore Board of Realtors
 - Mr. Patrick O'Laugh
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Major Issues Discussed

1. Councilwoman Middleton opened the meeting and read the bill into the record.
 2. Councilwoman Ramos commented on the purpose of the bill. The bill would assist buyers of properties which have been cited with vacant building notices, by requiring the seller to disclose whether there are still vacant building notices on the properties. A proposed amendment, recommends language to be used on the disclosure form.
 3. Ms. Hilary Ruley presented the Law Department's report. She discussed a proposed amendment that prevents the bill from becoming effective retroactively. She also provided information about the City's, sellers' and buyers' rights regarding contractual disclosures. She emphasized that local government does not have the right to create a cause of action between a seller and buyer.
 4. Ms. Stephanie Murdock presented the Department of Housing and Community Development's report which supports the bill with amendments. She explained DHCD's proposed amendments.
 5. Ms. K.C. Kelleher presented the Department of Real Estate's report. She explained that the Department of Real Estate's report pointed out that an occupancy permit is not needed to sell a vacant building. Councilwoman Ramos' amendments were revised to clarify that an occupancy permit is not needed to sell a vacant property. The Department of Real Estate supports the bill with amendments.
 6. The committee discussed a proposed amendment that would add language for a disclosure form. According to Bill 21-0078, if the seller fails to provide the disclosure, the seller is subject to penalties. The City has authority to require the seller to give disclosure to safeguard public welfare.
 7. Mr. Ira Kowler presented a favorable report for the Baltimore Development Corporation.
 8. Ms. Michelle Cannady testified about her experience purchasing a property that had vacant building notices. She was negatively impacted and supports the purpose of the bill.
 9. Mr. Patrick O'Laugh spoke about Baltimore City's permitting process.
 10. Public testimony was taken.
 11. The committee voted to amend and approve the bill.
 12. The hearing was adjourned.
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Further Study

**Was further study requested?
If yes, describe.**

Yes No

Committee Vote:

Sharon Green Middleton, Chair:..... Yea
John Bullock: Yea
Mark Conway: Yea
Ryan Dorsey: Yea
Antonio Glover:..... Absent
Odette Ramos: Yea
Robert Stokes:..... Yea

Jennifer L. Coates, Committee Staff
cc: Bill File
OCS Chrono File

Date: July 1, 2021