

**CITY OF BALTIMORE
COUNCIL BILL 19-0344
(First Reader)**

Introduced by: Councilmembers Henry, Bullock, Burnett, Cohen, Clarke

Introduced and read first time: February 25, 2019

Assigned to: Judiciary and Legislative Investigations Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Housing and Community Development, Housing Authority of Baltimore City, Department of Planning, Baltimore Development Corporation, Fire Department, Police Department, Department of Finance

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Licensing of Rental Dwellings**

3 FOR the purpose of requiring the Housing Commissioner to provide certain alternative methods
4 for applying for a new or renewal rental dwelling license; amending the requirements for a
5 renewal license inspection to except a dwelling unit in a 1- or 2-family dwelling under certain
6 conditions; and providing for a special effective date.

7 BY repealing and reordaining, with amendments

8 Article 13 - Housing and Urban Renewal

9 Sections 5-5(a) and 5-7(a)

10 Baltimore City Code

11 (Edition 2000)

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
13 Laws of Baltimore City read as follows:

14 **Baltimore City Code**

15 **Article 13. Housing and Urban Renewal**

16 **Subtitle 5. Licensing of Rental Dwellings**

17 **§ 5-5. Application for new or renewal license.**

18 (a) *In general.*

19 (1) The application for a new or renewal rental dwelling license must be made in the
20 form and contain the information and documentation that the Housing Commissioner
21 requires.

22 (2) IF THE HOUSING COMMISSIONER ADOPTS AN ONLINE APPLICATION PROCESS, THE
23 COMMISSIONER MUST ALSO PROVIDE FOR IN-PERSON AND MAIL ALTERNATIVE OPTIONS
24 FOR APPLICANTS WHO HAVE DIFFICULTY ACCESSING OR USING THE ONLINE PROCESS.

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

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1 **§ 5-7. Prerequisites for new or renewal license – Inspection.**

2 (a) *In general.*

3 (1) [The] EXCEPT AS PROVIDED IN PARAGRAPH (2) OF THIS SUBSECTION, THE inspection
4 required by § 5-6 {"Prerequisites ... – In general"} of this subtitle must comply with
5 either:

6 (I) [(1)] subsection (b) {"Third-party home inspections"} of this section; or

7 (II) [(2)] subsection (c) {"Governmental agency inspections"} of this section.

8 (2) NO INSPECTION IS OR MAY BE REQUIRED UNDER § 5-6 OR THIS SECTION TO OBTAIN A
9 RENEWAL LICENSE FOR A DWELLING UNIT IN A 1- OR 2-FAMILY DWELLING IF THE
10 RENEWAL APPLICATION IS SUPPLEMENTED BY A SIGNED STATEMENT FROM THE UNIT'S
11 CURRENT TENANT, FILED IN THE MANNER AND FORM AND CONTAINING THE
12 INFORMATION REQUIRED BY THE HOUSING COMMISSIONER, THAT THE TENANT
13 UNDERSTANDS AND VOLUNTARILY CONSENTS TO THE LICENSE RENEWAL, SUBJECT TO
14 COMPLIANCE WITH ALL OTHER APPLICABLE REQUIREMENTS BUT WITHOUT NEED FOR
15 THE OTHERWISE REQUIRED 3RD-PARTY HOME INSPECTION.

16 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the catchlines contained in this Ordinance
17 are not law and may not be considered to have been enacted as a part of this or any prior
18 Ordinance.

19 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it
20 is enacted.