

**CITY OF BALTIMORE**  
**COUNCIL BILL 24-0541**  
**(First Reader)**

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Introduced by: Councilmember Ramos  
Introduced and read first time: May 16, 2024  
Assigned to: Economic and Community Development Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Housing and Community Development, Planning Commission, Baltimore Development Corporation, Board of Municipal and Zoning Appeals, Commission for Historical and Architectural Preservation

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A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Real Estate Practices – Disclosures – Urban Renewal Plans**

3 FOR the purpose of requiring certain disclosures in order to sell a property that is located in an  
4 area subject to an Urban Renewal Plan; defining certain terms; and providing for certain  
5 penalties.

6 BY repealing and re-ordaining, with amendments,

7 Article 2 - Consumer Protections

8 Section 14-1

9 Baltimore City Code

10 (Edition 2000)

11 BY adding

12 Article 2 - Consumer Protections

13 Section 14-9

14 Baltimore City Code

15 (Edition 2000)

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

18 **Baltimore City Code**

19 **Article 2. Consumer Protections**

20 **Subtitle 14. Real Estate Practices – Disclosures**

21 **§ 14-1. Definitions.**

22 (a) *In general.*

23 In this subtitle, the following terms have the meanings indicated.

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

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1 [(b) - (d) *{Repealed}*]

2 (B) *BUILDING PERMIT.*

3 “BUILDING PERMIT” HAS THE MEANING STATED IN § 202.2.11 OF THE BALTIMORE CITY  
4 BUILDING CODE.

5 (C) [(e)] *Seller.*

6 “Seller” means:

7 (1) the owner of real property being offered for sale; or

8 (2) a real estate agent, attorney, lender, or other person acting on behalf of the owner  
9 of the property being offered for sale.

10 (D) *URBAN RENEWAL PLAN.*

11 “URBAN RENEWAL PLAN” MEANS A FORM OF OVERLAY ZONING ADOPTED BY THE MAYOR  
12 AND CITY COUNCIL OF BALTIMORE THAT:

13 (1) REGULATES A SPECIFIC GEOGRAPHICAL AREA IN THE CITY; AND

14 (2) IS MORE RESTRICTIVE THAN THE CITY’S ZONING CODE.

15 **§ 14-9. URBAN RENEWAL PLANS.**

16 (A) *IN GENERAL.*

17 ON OR BEFORE ENTERING INTO A CONTRACT FOR THE SALE OF ANY REAL PROPERTY, THE  
18 SELLER MUST DISCLOSE TO THE BUYER IN WRITING WHETHER THE PROPERTY IS LOCATED  
19 IN AN AREA THAT HAS AN URBAN RENEWAL PLAN.

20 (B) *FORM OF DISCLOSURE.*

21 THE DISCLOSURE REQUIRED BY THIS SECTION SHALL READ AS STATED:

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**“URBAN RENEWAL PLAN – DISCLOSURE**

THIS PROPERTY IS [ ] IS NOT [ ] LOCATED WITHIN AN AREA WITH AN URBAN RENEWAL PLAN.

\_\_\_\_\_SELLER’S INITIALS

AN URBAN RENEWAL PLAN (URP) IS A FORM OF OVERLAY ZONING THAT IS MORE RESTRICTIVE THAN THE CITY’S ZONING CODE. URPs REGULATE SPECIFIC GEOGRAPHIES RANGING FROM SMALL BUSINESS DISTRICTS TO ENTIRE COMMUNITIES. MOST URPs INCLUDE LAND USE RESTRICTIONS AND DESIGN GUIDELINES. SOME URPs ALSO INCLUDE ACQUISITION AND DISPOSITION AUTHORITY.

**BUILDING PERMIT REQUIRED**

NO CONSTRUCTION ON THE PROPERTY CAN BEGIN WITHOUT FIRST OBTAINING A BUILDING PERMIT. THE PROCESS INCLUDES A REVIEW OF THE PERMIT FROM THE DEPARTMENT OF PLANNING TO DETERMINE IF THE RENOVATIONS COMPLY WITH THE LAND USE RESTRICTIONS AND DESIGN GUIDELINES OF THE URP.

BALTIMORE CITY DEPARTMENT OF PLANNING

[INSERT MAILING ADDRESS]

[INSERT TELEPHONE NUMBER]

[INSERT WEBSITE ADDRESS]”.

**(C) PENALTY.**

ANY PERSON WHO VIOLATES ANY PROVISION OF THIS SECTION IS GUILTY OF A MISDEMEANOR AND, ON CONVICTION, IS SUBJECT TO A FINE OF NOT MORE THAN \$500 FOR EACH OFFENSE.

**SECTION 2. AND BE IT FURTHER ORDAINED,** That this Ordinance does not operate retroactively to require any property seller to give the notice created by this bill if an offer for sale of that property has already been accepted prior to the bill’s effective date.

**SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day after the date it is enacted.