



**BILL SYNOPSIS**

**Committee: Economic and Community Development**

**Bill: 22-0207**

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**Vacant Building Notices**

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**Sponsor:** Councilmember Ramos

**Introduced:** March 21, 2021

**Purpose:**

For the purpose of defining the term “vacant building notice”; creating and amending certain penalties for failing to abate a vacant building notice; and generally related to the issuance and enforcement of vacant building notices.

**Effective:** The 30<sup>th</sup> day after the date it is enacted

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**Agency Reports**

City Solicitor	
Department of Finance	
Department of Housing and Community Development	
Department of Planning	
Environmental Control Board	Favorable/Comments

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## Analysis

### Current Law

Article - Building, Fire, and Related Codes; Section(s) 2-103 (IBC 116.11); Baltimore City Revised Code (Edition 2020).

Article 1 – Mayor, City Council, and Municipal Agencies; Section 40-14(e)(5c); Baltimore City Code (Edition 2000)

### Background

Bill 22-0207 proposes to add a new term “vacant building notice” and definition to the *Baltimore City Building Code*. According to the bill, “vacant building notice” is defined as a violation notice issued for a structure designated as a vacant structure by the Baltimore City Building Code.

*Section 116.4.1.2 of the Baltimore City Building Code* defines a “vacant structure” as a structure or distinguishable part of a structure that is:

1. unoccupied, and
2. either:
  - A. unsafe or unfit for human habitation or other authorized use, or
  - B. a nuisance property.

*Section 116.4.1.3 of the Baltimore City Building Code* defines “nuisance property” as

1. an unoccupied structure for which 2 or more final, non-appealable Building Code, Fire Code, or Property Maintenance Code violations remained unabated for 10 days or more beyond the date by which the violation notice, citation, or order required the violation to be corrected; or
2. the exterior premises of an unoccupied structure for which, at any time within the preceding 12 months, on 6 or more separate occasions, final, no-longer appealable violation notices, citations, or orders were served to correct violations of Property Maintenance Code, § 305 {“Exterior Sanitary Maintenance – General”} or § 306 {“Exterior Sanitary Maintenance – Trash, Garbage, and Debris”}.

Bill 22-0207, if approved, would also allow, at the discretion of the building official, a citation to be issued for failing to abate a vacant building notice. Citations can be issued until the notice is abated. Each day the vacant building notice is not abated counts as a separate offense.

Bill 22-0207, if approved, would also raise from \$900 to \$1000 the penalty for each citation issued for failure to abate a vacant building notice.

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### **Additional Information**

**Fiscal Note:** Not Available

**Information Source(s):** Reporting Agencies, Bill 22-0207

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