

**CITY OF BALTIMORE  
COUNCIL BILL 25-0141  
(First Reader)**

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Introduced by: Councilmember Ramos

Cosponsored by: Councilmembers Middleton, Gray, Bullock, Blanchard, Jones, Conway, Torrence, Porter, and Glover

Introduced and read first time: December 15, 2025

Assigned to: Housing and Economic Development Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Finance, Department of Housing and Community Development, Baltimore City Information Technology, Housing Authority of Baltimore City, Mayor's Office of Immigrant Affairs, Circuit Court for Baltimore City, Department of Public Works

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**A BILL ENTITLED**

1      **AN ORDINANCE** concerning

**Rental Dwelling Health and Safety Enforcement Act**

3      FOR the purpose of updating certain provisions regarding the licensing of rental dwellings;  
4      establishing certain penalties; requiring certain information be filed with a registration  
5      statement when applying for a rental dwelling license; requiring the Department of Housing  
6      and Community Development to promulgate certain regulations; creating a registry of rental  
7      inspectors; prohibiting certain actions based on actual or perceived immigration status;  
8      establishing certain grounds for the revocation of a rental dwelling license; establishing a  
9      process for rental dwelling receivership; making conforming changes; providing for the  
10     effective dates of this Ordinance; and generally relating to the enforcement of rental dwelling  
11     health and safety standards.

12     BY repealing and re-ordinating, without amendments,  
13       Article - Building, Fire, and Related Codes  
14       Section 2-103 (IBC §§ 116.1.1)  
15       Baltimore City Revised Code  
16       (2021 Edition)

17     BY repealing and re-ordinating, with amendments,  
18       Article - Building, Fire, and Related Codes  
19       Section 2-103 (IBC § 116.7.1)  
20       Baltimore City Revised Code  
21       (2021 Edition)

22     BY repealing and re-ordinating, with amendments,  
23       Article 1 - Mayor, City Council, and Municipal Agencies  
24       Section 41-14(5)  
25       Baltimore City Code  
26       (Edition 2000)

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

1 BY repealing and re-ordinating, with amendments,  
2 Article 13 - Housing and Urban Renewal  
3 Sections 4-6, 5-1, 5-4 to 5-8, 5-10, 5-11, 5-15, 5-16, 5-17, 5-20, 5-22, 5-27, and 5-28  
4 Baltimore City Code  
5 (Edition 2000)

6 BY repealing and re-ordinating, without amendments,  
7 Article 13 - Housing and Urban Renewal  
8 Sections 5-2, 5-9, 5-12, 5-13, 5-19, 5-21, 5-25, and 5-26  
9 Baltimore City Code  
10 (Edition 2000)

11 BY adding  
12 Article 13 - Housing and Urban Renewal  
13 Section 5-35 to 5-46, and the Part designations,  
14 “Part I. Licensing Procedures” and “Part II. Rental Property Receivership”  
15 Baltimore City Code  
16 (Edition 2000)

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

19 **Baltimore City Code**

20 **Article – Building, Fire, and Related Codes**

21 **Part II. International Building Code**

22 **§ 2-103. City modifications.**

23 The additions, deletions, amendments, and other modifications adopted by the City are  
24 as follows:

25 **Chapter 1**  
26 **Scope and Administration**

27 **Section 116. Unsafe Structures**

28 **116.1 General.** Any structure or part of a structure found to be unsafe or unfit for human  
29 habitation or other authorized use must be rehabilitated or, as permitted or required by the  
30 Building Official, demolished.

31 **116.1.1 Scope.** A structure may be unsafe or unfit for human habitation or other  
32 authorized use because of:

33 1. conditions constituting a fire hazard or conditions of damage, decay, dilapidation,  
34 obsolescence, abandonment, vacancy (as described in § 116.4), insanitation, or  
35 vermin or rodent infestation that constitute a hazard to the health, welfare, or  
36 safety of occupants or the public,

2. lack of sanitation, illumination, ventilation, heating, plumbing, exitways, fire protection, utilities, or other facilities adequate to protect the health, welfare, or safety of occupants or the public, or
3. conditions that are so unsafe, insanitary, overcrowded, improper in use or occupancy, or otherwise dangerous to life, health, welfare, or safety as to create a hazard to occupants or the public.

**116.7 Remedial action by Building Official.** The Building Official may take action under this § 116.7 whenever the owner, agent, or person in control cannot be found or fails to comply with a notice or order served under this Code:

1. to repair, rehabilitate, stabilize, or demolish an unsafe structure,
2. to clean, close, board, fence, or otherwise safeguard a vacant structure or lot, or
3. to remove high grass and weeds or litter, trash, and debris from the premises of a vacant structure or lot.

**116.7.1 Actions authorized.** The Building Official may proceed to:

1. have a receiver appointed, [or]
2. FILE FOR RENTAL PROPERTY RECEIVERSHIP UNDER CITY CODE ARTICLE 13, SUBTITLE 5, PART II {"LICENSING OF RENTAL DWELLINGS: RENTAL PROPERTY RECEIVERSHIP"}, IF
  - A. IF THE STRUCTURE IS OR CONTAINS A RENTAL DWELLING UNDER CITY CODE ARTICLE 13 § 5-1(k), AND
  - B. THE RENTAL DWELLING MEETS ALL OTHER REQUIREMENTS FOR A RENTAL PROPERTY RECEIVERSHIP ACTION, AND
3. [2.] complete all or any part of the required work through officers, agents, employees, or contractors.

## **Article 1. Mayor, City Council, and Municipal Agencies**

## **Subtitle 41. Civil Citations**

#### § 41-14. Offenses to which subtitle applies – Listing.

## **(5) Article 13. Housing and Urban Renewal**

§ 5-4. License Required	\$1,000
§ 5-7. PREREQUISITES FOR NEW OR RENEWAL LICENSE – RENTAL INSPECTION.	\$1,000

**Article 13. Housing and Urban Renewal**

**Subtitle 5. Licensing of Rental Dwellings**

**PART I. LICENSING PROCEDURES**

**§ 5-1. Definitions.**

**(a) *In general.***

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

**(b) *Dwelling unit.***

“Dwelling unit” has the meaning stated in § 202.2 of the Property Maintenance Code of Baltimore City.

**(c) *Housing Commissioner; Commissioner.***

“Housing Commissioner” or “Commissioner” means the Commissioner of Housing and Community Development or the Commissioner’s designee.

**(D) *INSPECTION YEAR.***

“INSPECTION YEAR” MEANS THE CALENDAR YEAR.

**(E) [(d)] *Multiple-family dwelling.***

“Multiple-family dwelling” has the meaning stated in § 202.2 of the Property Maintenance Code of Baltimore City.

**(F) [(e)] *Non-owner-occupied dwelling unit.***

“Non-owner-occupied dwelling unit” has the meaning stated in § 4-1 of this article.

**(G) [(f)] *Person.***

**(1) *In general.***

“Person” has the meaning stated in § 1-107(a) {“Person: In general”} of the City Code’s General Provisions Article.

**(2) *Qualified inclusion of governmental entities.***

Notwithstanding § 1-107(b) {“Person: Exclusion”} of the General Provisions Article, in this subtitle “person” also includes, except as used in § 5-21 {“Penalties”} of this subtitle, a governmental entity or an instrumentality or unit of a governmental entity.

1 (H) [(g)] *Priority dwelling.*

2 (1) *In general.*

3 “Priority dwelling” means a rental dwelling:

4 (i) with 20 or more dwelling units or rooming units; and

5 (ii) to which 2 or more of the following criteria applied in the preceding calendar  
6 year:

7 A. the rental dwelling was issued a violation notice under the Building,  
8 Fire, and Related Codes article relating to interior conditions that  
9 remained unabated for more than 90 days;

10 B. the rental dwelling was issued four or more violation notices under the  
11 Building, Fire, and Related Codes article relating to interior  
12 conditions; and

13 C. the number of recorded 311 calls related to health and habitability for a  
14 rental dwelling, which may not include requests to summon law  
15 enforcement or emergency services as prohibited under § 14-126 of the  
16 State Real Property Article, divided by the total number of dwelling  
17 and rooming units in that rental dwelling, exceeds the applicable  
18 minimum value in the table below; and

Total Number of Units	Minimum Value
20 - 35	0.8
36 - 50	0.7
51 - 75	0.6
76 - 100	0.5
101 - 125	0.4
126 - 150	0.3
151+	0.2

27 D. the rental dwelling's U.S. Department of Housing and Urban  
28 Development (HUD) National Standards for the Physical Inspection of  
29 Real Estate (NSPIRE) inspection score for either of the 2 most recent  
30 NSPIRE inspections was less than or equal to 79.

31 (2) *Exceptions.*

32 This definition does not include any rental dwellings owned and operated by the  
33 Housing Authority of Baltimore City.

1 (I) [(h)] *Priority DWELLING inspection.*

2       “Priority DWELLING inspection” means:

3       (1) the physical inspection of a priority dwelling conducted by an inspector employed  
4            by the Department of Housing and Community Development; and

5       (2) the inspector’s written evaluation of the rental dwelling’s compliance with the  
6            City’s health and safety standards specified in the rules and regulations adopted by  
7            the Commissioner under this subtitle.

8 (J) *PROPERTY MANAGER.*

9       “PROPERTY MANAGER” MEANS A PERSON AUTHORIZED BY A PROPERTY OWNER TO  
10      OPERATE OR MAINTAIN A RENTAL DWELLING.

11 (K) [(i)] *Rental dwelling.*

12       “Rental dwelling” means:

13       (1) any multiple-family dwelling;

14       (2) any rooming house;

15       (3) any supportive housing facility; and

16       (4) any non-owner-occupied dwelling unit in a 1- or 2-family dwelling that is leased  
17            or rented or offered or available for lease or rental in exchange for any form of  
18            consideration.

19 (L) *RENTAL INSPECTION.*

20       “RENTAL INSPECTION” MEANS:

21       (1) THE PHYSICAL INSPECTION OF A RENTAL DWELLING CONDUCTED BY A RENTAL  
22            INSPECTOR; AND

23       (2) THE RENTAL INSPECTOR’S WRITTEN EVALUATION OF THE RENTAL DWELLING’S  
24            COMPLIANCE WITH THE CITY’S HEALTH, SAFETY, AND LICENSING STANDARDS  
25            SPECIFIED UNDER § 116.1.1 {“UNSAFE STRUCTURES: GENERAL: SCOPE”} OF THE  
26            BALTIMORE CITY BUILDING CODE AND UNDER THIS SUBTITLE.

27 (M) *RENTAL INSPECTOR.*

28       “RENTAL INSPECTOR” MEANS AN INDIVIDUAL:

29       (1) WHO IS LICENSED AS A HOME INSPECTOR UNDER TITLE 16, SUBTITLE 3A OF THE  
30            STATE BUSINESS OCCUPATION AND PROFESSIONS ARTICLE; AND

1 (2) WHO, AS REQUIRED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS  
2 SUBTITLE:

3 (I) HAS REGISTERED WITH THE HOUSING COMMISSIONER AS GENERALLY  
4 AVAILABLE TO INSPECT AND CERTIFY RENTAL DWELLINGS UNDER THIS  
5 SUBSECTION;

6 (II) HAS, AS SPECIFIED BY THE RULES AND REGULATIONS ADOPTED UNDER THIS  
7 SUBTITLE, SUBMITTED TO THE COMMISSIONER A CONFLICT-OF-INTEREST  
8 STATEMENT; AND

9 (III) FOR EACH HOME INSPECTION TO BE PERFORMED UNDER THIS SUBSECTION  
10 CERTIFIES THAT NEITHER THE RENTAL INSPECTOR NOR ANY OWNER,  
11 PARTNER, DIRECTOR, OFFICER, EMPLOYEE, OR AGENT OF THE RENTAL  
12 INSPECTOR OR OF THE HOME INSPECTOR'S BUSINESS HAS ANY FINANCIAL  
13 INTEREST IN:

14 (A) THE RENTAL DWELLING TO BE INSPECTED;

15 (B) THE OWNER OR OPERATOR OF THAT RENTAL DWELLING; OR

16 (C) ANY OWNER, PARTNER, DIRECTOR, OFFICER, EMPLOYEE, OR AGENT  
17 OF THE RENTAL DWELLING'S OWNER OR OPERATOR.

18 (N) [(j)] *Rooming house*.

19 “Rooming house” has the meaning stated in § 202.2 of the Property Maintenance Code of  
20 Baltimore City.

21 (O) [(k)] *Rooming unit*.

22 “Rooming unit” has the meaning stated in § 202.2 of the Property Maintenance Code of  
23 Baltimore City.

24 (P) [(j)] *Supportive housing facility*.

25 “Supportive housing facility” has the meaning stated in § 202.2.56 of the Baltimore City  
26 Building Code.

27 **§ 5-2. Rules and regulations.**

28 Subject to Title 4 {“Administrative Procedure Act – Regulations”} of the City General  
29 Provisions Article, the Commissioner may adopt rules and regulations to carry out this  
30 subtitle.

31 **§ 5-3. {Reserved}**

1      **§ 5-4. License required.**

2      (a) *In general.*

3      Except as provided in subsection (b) of this section, no person may:

4      (1) rent or offer to rent to another all or any part of any rental dwelling without a  
5      currently effective license to do so from the Housing Commissioner; or  
6      (2) charge, accept, retain, or seek to collect any rental payment or other compensation  
7      for providing to another the occupancy of all or any part of any rental dwelling  
8      unless the person was licensed under this subtitle at both the time of offering to  
9      provide and the time of providing this occupancy.

10     (b) *Exception.*

11     A license is not required under this subtitle for any rental dwelling that is owned and  
12    operated by the Housing Authority of Baltimore City.

13     (c) *Notice to all occupants.*

14     (1) When the Department of Housing and Community Development has notice or actual  
15    knowledge that a rental dwelling is rented without a license as required in this section,  
16    the Commissioner shall promptly notify the record owner or the managing operator, if  
17    other than the record owner, to post a notice in the rental dwelling in an area  
18    accessible to all occupants.

19     (2) The notice required in paragraph (1) of this subsection shall include:

20        (i) a description of the duties and obligations of the record owner and managing  
21        operator of the rental dwelling regarding compliance with this subtitle;  
22        (ii) the civil citations and criminal penalties that may arise under §§ 5-25 and 5-26  
23        of this subtitle;  
24        (iii) a statement that each day the violation continues is a separate  
25        offense; and  
26        (iv) any additional information the Commissioner deems necessary to  
27        include.

28     (3) The notice [must] SHALL remain posted for at least 90 days or until the building is  
29     licensed, whichever is longer.

1                   (d) *Notice to HABC.*

2                   When the Department of Housing and Community Development has notice or actual  
3                   knowledge that a rental dwelling is rented without a license as required in this section, the  
4                   Commissioner shall promptly notify the Housing Authority of Baltimore City, including  
5                   any information the Commissioner deems necessary.

6                   **§ 5-5. Application for new or renewal license.**

7                   (a) *In general.*

8                   The application for a new or renewal rental dwelling license [must] SHALL be made in the  
9                   form and contain the information and documentation that the Housing Commissioner  
10                  requires.

11                  (b) *By whom to be made.*

12                  The application [must] SHALL be made and signed by:

13                   (1) the record owner of the premises; and

14                   (2) the managing operator of the premises, if other than the record owner.

15                  (c) *Application period for renewal.*

16                  To renew a license issued under this subtitle, an application for renewal [must] SHALL be  
17                  submitted to the Commissioner no more than 120 days before the license expires.

18                  (d) *License application – Form and contents.*

19                  Each application for a new or renewed license, [must] SHALL contain the following  
20                  information:

21                   (1) a description of the premises by street number and by block-and-lot numbers;

22                   (2) the name, street address, telephone number, and email address of the rental  
23                  dwelling's record owner;

24                   (3) the name, street address, telephone number, and email address of the rental  
25                  dwelling's managing operator, if other than the record owner; and

26                   (4) any other information requested by the Commissioner of the  
27                  Department of Housing and Community Development or the  
28                  Commissioner's designee.

1      **§ 5-6. Prerequisites for new or renewal license – In general.**

2      A rental dwelling license [may] SHALL be issued or renewed under this subtitle only if:

3      (1) all dwelling units and rooming units are currently registered as required by Subtitle 4  
4            {“Registration of Non-Owner-Occupied Dwellings, Rooming Houses, and Vacant  
5            Structures”} of this article;

6      (2) all registration fees for these units and all related interest and late fees required by  
7            Subtitle 4 have been paid;

8      (3) the premises have passed [an] A RENTAL inspection, as required by  
9            § 5-7 {“Prerequisites ... – [Inspection”}] RENTAL INSPECTION”} or § 5-10 {“Priority  
10            DWELLING inspections”} of this subtitle;

11     (4) the premises are in compliance with all federal, State, and City laws and regulations  
12            governing lead paint;

13     (5) for premises that include a hotel or motel subject to City Code Article 15 {“Licensing  
14            and Regulation”}, Subtitle 10 {“Hotels”}, the hotel or motel is in compliance with the  
15            training, certification, and posting requirements of that subtitle; [and]

16     (6) the premises are not subject to any violation notice or order that:

17        (i) has been issued under the Baltimore City Building, Fire, and Related  
18            Codes Article; and

19        (ii) notwithstanding the passage of more than 90 days since its issuance,  
20            has not been abated before the license issuance or renewal.

21      **§ 5-7. Prerequisites for new or renewal license – [Inspection.] RENTAL INSPECTION.**

22      (a) *In general.*

23      The RENTAL inspection required by § 5-6 {“Prerequisites ... – In general”} of this subtitle  
24            [must] SHALL comply with either:

25        (1) subsection (b) {“Third-party home inspections”} of this section;

26        (2) subsection (c) {“Governmental agency inspections”} of this section; or

27        (3) § 5-10 {“Priority DWELLING inspections”} of this subtitle.

28      (b) *Third-party home inspections.*

29        [(1) *Definitions.*]

30        [(i) *In general.*]

31            [In this subsection, the following terms have the meanings indicated.]

1                   [(ii) *Home inspection.*]

2                   [“Home inspection” means a home inspector’s written evaluation of a rental  
3                   dwelling’s compliance with the City’s health and safety standards specified in the  
4                   Housing Commissioner’s rules and regulations adopted under this subtitle.]

5                   [(iii) *Home inspector.*]

6                   [“Home inspector” means an individual:]

7                   [(A) who is licensed as a home inspector under Title 16, Subtitle 3A of the  
8                   State Business Occupation and Professions Article; and]

9                   [(B) who, as required by the rules and regulations adopted under this subtitle:]

10                   [1. has registered with the Housing Commissioner as generally  
11                   available to inspect and certify rental dwellings under this  
12                   subsection;]

13                   [2. has, as specified by the rules and regulations adopted under this  
14                   subtitle, submitted to the Commissioner a conflict-of-interest  
15                   statement; and]

16                   [3. for each home inspection to be performed under this subsection,  
17                   certifies that neither the home inspector nor any owner, partner,  
18                   director, officer, employee, or agent of the home inspector or of the  
19                   home inspector’s business has any financial interest in:]

20                   [a. the rental dwelling to be inspected;]

21                   [b. the record owner or operator of that rental dwelling; or]

22                   [c. any owner, partner, director, officer, employee, or  
23                   agent of the rental dwelling’s record owner or operator.]

24                   (1) *REGISTRY OF RENTAL INSPECTORS.*

25                   (I) THE HOUSING COMMISSIONER SHALL MAINTAIN A REGISTRY OF RENTAL  
26                   INSPECTORS.

27                   (II) IF THE HOUSING COMMISSIONER FINDS THAT A RENTAL INSPECTOR HAS ISSUED A  
28                   CERTIFICATE OF SATISFACTORY COMPLIANCE FOR A PROPERTY PURSUANT TO  
29                   PARAGRAPH (8)(I)(B) OF THIS SUBSECTION, AND THAT THE RENTAL INSPECTOR  
30                   KNEW OR REASONABLY SHOULD HAVE KNOWN THAT THE PROPERTY WAS NOT IN  
31                   SATISFACTORY COMPLIANCE:

32                   (A) THE HOUSING COMMISSIONER SHALL REMOVE THE RENTAL INSPECTOR  
33                   FROM THE REGISTRY; AND

(B) THE RENTAL INSPECTOR MAY NOT PERFORM A RENTAL INSPECTION FOR THE PURPOSES OF THIS SUBTITLE.

**(2) *Applicant to contract for timely RENTAL inspection.***

(i) [Before] SUBJECT TO THE REQUIREMENTS OF PARAGRAPH (4) OF THIS SUBSECTION, BEFORE applying for a rental dwelling license or renewal license, the applicant [must,] SHALL, at the applicant's expense, contract with a [home] RENTAL inspector to perform a [home] RENTAL inspection under this section.

(ii) [Inspections] RENTAL INSPECTIONS may not be performed more than 90 days before a person submits an application for a rental dwelling license or an application for renewal of a rental dwelling license to the Commissioner of the Department of Housing and Community Development or the Commissioner's designee.

### **(3) SELECTION OF RENTAL INSPECTOR.**

AN APPLICANT, INCLUDING THE RECORD OWNER AND ANY MANAGING OPERATOR, MAY NOT USE THE SAME RENTAL INSPECTOR OR RENTAL INSPECTION COMPANY TWICE IN THE SAME 8-YEAR PERIOD FOR THE SAME PROPERTY.

(4) [(3)] *Number of units to be inspected.*

(i) For any rental dwelling that comprises 9 or fewer dwelling or rooming units, all dwelling and rooming units [must] SHALL be inspected under this subsection.

(ii) For any multiple-family dwelling or rooming house that comprises 10 or more dwelling or rooming units, the number of units that [must] SHALL be inspected are as determined in the rules and regulations adopted under this subtitle.

(5) [(4)] [Inspector's] RENTAL INSPECTOR'S reports and certification.

(i) After the [home] RENTAL inspection, the [home] RENTAL inspector [must] SHALL issue to the [applicant:] APPLICANT AND THE HOUSING COMMISSIONER:

(A) a written report of every RENTAL inspection conducted under this section; and

(B) if the rental dwelling meets the City's health and safety standards specified in the rules and regulations adopted under this subtitle, a certificate of satisfactory compliance with those standards.

(ii) The reports and the certification [must] SHALL be:

(A) in the form required by the Commissioner; and

(B) signed by the [home] RENTAL inspector, under oath and under the [home] RENTAL inspector's seal.

1 (6) *PENALTIES.*

2 (1) *IN GENERAL.*

3 IN ADDITION TO ANY OTHER CIVIL OR CRIMINAL REMEDY OR ENFORCEMENT  
4 PROCEDURE, THIS SUBSECTION MAY BE ENFORCED BY ISSUANCE OF A CIVIL  
5 CITATION UNDER CITY CODE ARTICLE 1, SUBTITLE 41 {"CIVIL CITATIONS"}.

6 (II) THE ISSUANCE OF A CITATION TO ENFORCE THIS SUBSECTION DOES NOT PRECLUDE  
7 ANY OTHER CIVIL OR CRIMINAL REMEDY OR ENFORCEMENT ACTION AUTHORIZED  
8 BY LAW.

9 (c) *Governmental agency inspections.*

10 (1) *Scope of subsection.*

11 This subsection applies to any rental dwelling unit that is required to undergo periodic  
12 inspections conducted by a governmental agency in accordance with federal or State  
13 inspection standards.

14 (2) *Required evidence of compliance with most recent inspection.*

15 For a rental dwelling unit described in paragraph (1) of this subsection, the applicant  
16 for a license or renewal license may, in lieu of the requirements of subsection (b)  
17 {"Third-party home inspections"} of this section, submit evidence satisfactory to the  
18 Housing Commissioner that the unit has passed [the most recent periodic] AN  
19 inspection by the applicable governmental agency WITHIN THE PAST 6 MONTHS.

20 (d) *Commissioner to audit RENTAL inspections.*

21 (1) *IN GENERAL.*

22 The Commissioner shall conduct an annual audit of BETWEEN 100 AND 200  
23 inspections OF LICENSED PROPERTIES conducted under this section.

24 (2) THE COMMISSIONER SHALL MAKE ALL FINDINGS OF AN AUDIT CONDUCT UNDER THIS  
25 SUBSECTION AVAILABLE ON THE CITY'S WEBSITE.

26 (e) *Commissioner's inspection authority not affected.*

27 This section does not in any way prevent or limit the authority of the Housing  
28 Commissioner to conduct routine, spot, quality-control, or other inspections of rental  
29 dwellings under the City Building, Fire, and Related Codes Article.

1 (f) *[Inspection] RENTAL INSPECTION reports – Distribution.*

2 [Inspection] RENTAL INSPECTION reports used to satisfy § 5-6 {"Prerequisites . . . – In  
3 general"} of this subtitle [must] SHALL be distributed by the record owner or, the  
4 managing operator, if other than the record owner, to each resident of the rental dwelling  
5 for which a person is applying for a new or renewed rental license at the time the  
6 application for a new or renewed license is submitted.

7 **§ 5-8. {Reserved}**

8 **§ 5-9. License terms.**

9 Each rental dwelling license and rental dwelling renewal license issued under this subtitle  
10 expires 2 years from the date of issuance.

11 **§ 5-10. Priority DWELLING inspections.**

12 (a) *In general.*

13 A Department of Housing and Community Development inspector shall conduct priority  
14 DWELLING inspections of at least 25 priority dwellings each inspection year.

15 [(b) *Definition - Inspection year.*]

16 [In this subsection, the term "inspection year" means the calendar year.]

17 (B) [(c)] *Identification of priority dwellings.*

18 Based on data from the previous inspection year, the Department of Housing and  
19 Community Development shall identify all priority dwellings in the City by January 31<sup>st</sup>  
20 of each inspection year.

21 (C) [(d)] *Notification of priority dwelling status.*

22 Upon identifying a priority dwelling, the Department of Housing and Community  
23 Development [must] SHALL notify the record owner and, if one exists, the managing  
24 operator, of the following:

25 (1) [(i)] the factors that are used to identify rental dwellings as priority dwellings;  
26 [and;] AND

27 (2) [(ii)] that, because the dwelling is identified as a priority dwelling, a Department  
28 of Housing and Community Development inspector shall issue an environmental  
29 citation if a violation of a section of the City's Property Maintenance Code listed  
30 in Article 1, § 40-14(e) {"Provisions and penalties enumerated"} is identified.

1 (D) [(e)] *Number and frequency of PRIORITY DWELLING inspections.*

2 During each inspection year, at least 2 priority DWELLING inspections [must] SHALL be  
3 conducted:

4 (1) at least 4 months apart; and  
5 (2) between the months of February and November.

6 (E) [(f)] *Number of units to be inspected.*

7 (1) *In general.*

8 A Department of Housing and Community Development inspector shall attempt to  
9 inspect at least a certain percentage of the total dwelling and rooming units in the  
10 priority dwelling, as provided for in the table below.

Total Number of Units	[minimum] MINIMUM Percentage of Total Units
20 - 35	40%
36 - 50	35%
51 - 75	30%
76 - 100	25%
101 - 125	20%
126 - 150	15%
151, or more	10%

19 (2) *Documentation of PRIORITY DWELLING inspections.*

20 A Department of Housing and Community Development inspector shall record for  
21 each unit if the PRIORITY DWELLING inspection was either 'attempted' or 'completed'.

22 (F) [(g)] *Notice and meeting requirements — Record owner and managing operator.*

23 The Commissioner of the Department of Housing and Community Development or the  
24 Commissioner's designee shall notify the record owner and the managing operator of a  
25 priority dwelling that:

26 (1) the record owner and the managing operator shall attend a  
27 meeting at a time and place determined by the Commissioner or the  
28 Commissioner's designee to:

29 (i) discuss unresolved violation notices, complaints, and  
30 property maintenance;

(ii) establish a schedule for the record owner and the managing operator to abate all unresolved violation notices;

(iii) establish a schedule for regular property maintenance to prevent future violations; and

(iv) any other matters deemed appropriate by the Commissioner or the Commissioner's designee; and

(2) failure to attend the meeting described in paragraph (1) shall result in:

- (i) the denial of an application for a rental dwelling license;
- (ii) the denial of an application for a renewal rental dwelling license; or
- (iii) the revocation of a rental dwelling license.

(G) [(e)] *Notice of priority DWELLING inspection.*

(1) *In general.*

The record owner or managing operator of a priority dwelling shall notify all tenants of the date and time of a priority DWELLING inspection no fewer than 20 days prior to the date of the priority DWELLING inspection.

**(2) *Anonymous requests for priority DWELLING inspection.***

(i) *In general.*

The record owner and the managing operator shall deliver to all tenants directions to submit an anonymous request that the Department of Housing and Community Development inspector inspect the tenant's dwelling unit or rooming unit as part of the priority DWELLING inspection.

(ii) *Form of instructions.*

The Commissioner of the Department of Housing and Community Development or the Commissioner's designee shall establish the form and content of the instructions delivered to tenants under subparagraph (i) of this paragraph.

## § 5-11. Posting license; license number.

(a) *Dwellings.*

The license issued under this subtitle [must] SHALL be prominently posted:

(1) for a multiple-family dwelling or rooming house, in the vestibule, lobby, or other public place on the premises; and

(2) for a 1- or 2-family dwelling, in an area of each dwelling unit that is accessible to that unit's occupants and to [housing] RENTAL inspectors.

(b) *Lease agreements.*

A license issued under this subtitle [must] SHALL be provided to:

(1) any prospective tenant who requests an application; and

(2) all existing or future tenants at the time a rental dwelling lease agreement or renewal lease agreement is:

(i) offered;

(ii) executed; or

(iii) renewed.

(c) *Advertising materials.*

(1) *In general.*

Any material advertising a rental dwelling for rent covered by this subtitle [must] SHALL include the rental license number for the advertised rental dwelling.

## (2) *Prohibitions.*

Any material advertising a rental dwelling for rent that is covered by this subtitle may not include a rental license number that is, pursuant to this subtitle:

(i) expired;

(ii) suspended; or

(iii) revoked.

### (3) *Exceptions.*

Notwithstanding anything contained in this section to the contrary, the record owner and managing operator, if any, of a newly constructed or renovated dwelling unit or rooming unit that does not yet have a rental dwelling license number shall include the following text in any lease agreement, advertising material, or other publicly facing document:

“This is a newly constructed or renovated dwelling unit and does not currently have a rental license. As soon as available, a rental license will be provided to all individuals as required by Article 13, Subtitle 5 {“Licensing of Rental Dwellings”} of the Baltimore City Code.”.

1      **§ 5-12. Transfer of license prohibited.**

2      (a) *In general.*

3      The transfer of a rental license is prohibited under this subtitle.

4      (b) *Application for new license.*

5      A person shall apply for a new rental license according to the procedures established  
6      under § 5-5 {"Application for new or renewal license"} of this subtitle within 60 days of  
7      assuming:

8      (1) record ownership of a rental dwelling; or

9      (2) operation of a rental dwelling.

10     **§ 5-13. Discontinuance of multiple-family or rooming-house operations.**

11     Notwithstanding any discontinuance, in whole or in part, of a multiple-family dwelling's or a  
12     rooming house's operations, a license issued under this subtitle is still required unless the  
13     Housing Commissioner has issued a permit reflecting a change of use for the property.

14     **§ 5-14. {Reserved}**

15     **§ 5-15. Denial, suspension, or revocation of license – In general.**

16     (a) *"Nuisance property" defined.*

17     In this section, "nuisance property" means any property that is maintained or operated so  
18     as to cause or allow a nuisance of the sort described in any 1 or another of the following  
19     definitions:

20     (1) State Code Real Property Article, § 14-120(a)(5) {defining "nuisance"};

21     (2) City Code Article 19, § 43-1(l) {defining "public nuisance"};

22     (3) City Code Article 19, § 43B-1(b) {defining "neighborhood nuisance"}; and

23     (4) City Code Article 19, § 43B-1(o) {defining "unruly social event"}.

24     (b) *Causes for denial, suspension, or revocation.*

25     Subject to the hearing provisions of § 5-16 of this subtitle, the Housing Commissioner  
26     may deny, suspend, or revoke a rental dwelling license or renewal license for any of the  
27     following causes:

28     (1) making any material false statement in an application for an initial or renewal  
29     license;

1 (2) fraudulently or deceptively obtaining a rental dwelling license for oneself or for  
2 another;

3 (3) fraudulently or deceptively using a rental dwelling license;

4 (4) falsifying any RENTAL inspection report or certificate;

5 (5) refusal by a record owner or operator of a rental dwelling to allow the  
6 Commissioner to conduct a routine, spot, quality-control, proactive, or other  
7 inspection of the rental dwelling as authorized by this subtitle or the City  
8 Building, Fire, and Related Codes Article;

9 (6) failing to abate within 120 days of issuance any violation notice, order,  
10 or citation for violating any provision of the City Building, Fire, and Related  
11 Codes Article, the City Health Article, or the Zoning Code of Baltimore City;

12 (7) failing to abate any violation notice issued during a priority DWELLING inspection  
13 within the time required;

14 (8) failing to comply with any provision of this subtitle or of any rule or  
15 regulation adopted under this subtitle; [or]

16 (9) if the Housing Commissioner finds, or if the Fire Chief, Health  
17 Commissioner, or Police Commissioner certify to the Housing Commissioner,  
18 that:

19 (i) the record owner, operator, or lessee of a rental dwelling has  
20 failed to comply with any lawful notice, order, or citation to correct a  
21 violation that affects the health, safety, morals, or general welfare of the  
22 occupants of the property or of the general public; or

23 (ii) the record owner, operator, or lessee of a rental dwelling, or any  
24 agent of the record owner, operator, or [lessee:] LESSEE HAS ALLOWED THE  
25 PREMISES TO BE USED AS A NUISANCE PROPERTY, OR KNEW OR SHOULD  
26 HAVE KNOWN THAT THE PREMISES WERE BEING USED AS A NUISANCE  
27 PROPERTY AND FAILED TO PREVENT THEM FROM BEING SO USED;

28 [(A) has allowed the premises to be used as a nuisance property;  
29 or]

30 [(B) knew or should have known that the premises were being  
31 used as a nuisance property and failed to prevent them from  
32 being so used.]

33 (10) TAKING 1 OF THE FOLLOWING ACTIONS:

34 (I) DEMANDING, REQUESTING, OR COLLECTING INFORMATION REGARDING OR  
35 RELATING TO THE IMMIGRATION OR CITIZENSHIP STATUS OF A TENANT,  
36 PROSPECTIVE TENANT, OR APPLICANT FOR TENANCY;

1 (II) DISCLOSING OR THREATENING TO DISCLOSE INFORMATION REGARDING OR  
2 RELATING TO THE IMMIGRATION OR CITIZENSHIP STATUS OF A TENANT,  
3 PROSPECTIVE TENANT, OR APPLICANT TO ANY PERSON, ENTITY, OR LAW  
4 ENFORCEMENT AGENCY;

5 (III) REFUSING TO ENTER INTO A RENTAL AGREEMENT, APPROVE A  
6 SUBTENANCY, OR OTHERWISE PRECLUDE FROM OCCUPYING A DWELLING  
7 UNIT, A TENANT, PROSPECTIVE TENANT, OR APPLICANT FOR TENANCY,  
8 BASED SOLELY OR IN PART ON THE IMMIGRATION OR CITIZENSHIP STATUS  
9 OF THE TENANT, PROSPECTIVE TENANT, OR APPLICANT FOR TENANCY; OR

10 (IV) BRINGING AN ACTION TO RECOVER POSSESSION OF A DWELLING UNIT  
11 BASED SOLELY OR IN PART ON THE IMMIGRATION OR CITIZENSHIP STATUS  
12 OF A TENANT; OR

13 (11) VIOLATING THE PROVISIONS OF § 3-701 {"EXTORTION GENERALLY"} OF THE  
14 STATE CRIMINAL LAW ARTICLE.

15 (C) *REINSPECTION REQUIRED.*

16 (1) *IN GENERAL.*

17 IF THE HOUSING COMMISSIONER REVOKES A RENTAL DWELLING LICENSE, A  
18 DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT INSPECTOR SHALL  
19 REINSPECT THE PROPERTY BEFORE A NEW LICENSE MAY BE ISSUED.

20 (2) *PROPERTY SHALL PASS.*

21 THE HOUSING COMMISSIONER MAY NOT ISSUE A NEW LICENSE UNLESS THE PROPERTY  
22 PASSES THE RENTAL INSPECTION REQUIRED UNDER PARAGRAPH (1) OF THIS  
23 SUBSECTION.

24 (3) *REINSPECTION FEE.*

25 THE DEPARTMENT MAY CHARGE AN APPLICANT A FEE OF \$50 PER DWELLING UNIT FOR  
26 AN INSPECTION UNDER THIS SUBSECTION.

27 **§ 5-16. Denial, suspension, or revocation of license – Notice and hearing.**

28 (a) *In general.*

29 No license may be denied, suspended, or revoked unless the Housing Commissioner first  
30 gives the record owner, the managing operator, and the lessees of any dwelling or  
31 rooming unit to which the license applies:

32 (1) not less than 10 days notice in writing of the Commissioner's intent to deny,  
33 suspend, or revoke the license; and

34 (2) an opportunity to be heard as to why the license should not be denied, suspended,  
35 or revoked.

(b) *Exception.*

The Commissioner may deny, suspend, or revoke a license without prior notice and opportunity to be heard if, in the opinion of the Commissioner or the Fire Chief, Health Commissioner, or Police Commissioner, the health, safety, or welfare of the occupants or of the general public are in imminent danger.

(C) *APPEAL.*

PURSUANT TO § 128 {"ADMINISTRATIVE AND JUDICIAL REVIEW} OF THE BALTIMORE CITY BUILDING CODE, ANY PERSON MAY APPEAL A DECISION MADE BY THE COMMISSIONER UNDER THIS SECTION.

### § 5-17. Vacating premises.

(A) *IN GENERAL.*

The Commissioner may require a rental dwelling to be vacated within 24 hours AT THE EXPENSE OF THE DEPARTMENT if:

- (1) the property is being operated without a valid license; and
- (2) vacating the premises is necessary for the public health, safety, and welfare.

(B) *NOTICE REQUIRED.*

(1) *IN GENERAL.*

IF THE COMMISSIONER REQUIRES A RENTAL DWELLING TO BE VACATED UNDER THIS SECTION, THE COMMISSIONER SHALL PROVIDE NOTICE TO TENANTS BY POSTING A WRITTEN NOTICE ON THE DOOR OF EACH DWELLING UNIT.

(2) *CONTENT OF NOTICE.*

A NOTICE ISSUED UNDER THIS SUBSECTION SHALL INCLUDE INFORMATION REGARDING ALL RESOURCES AVAILABLE TO TENANTS FOR RELOCATION.

## § 5-18. *{Reserved}*

### § 5-19. Impairing constitutional rights.

(a) *“Reasonable accommodation” defined.*

In this section, “reasonable accommodation” means affirmative steps that do not impose an undue financial hardship or a substantial burden.

(b) *Prohibited conduct.*

No bylaw, rule, or regulation governing a rental dwelling, nor any action or inaction of the governing body or management of a rental dwelling, may:

(1) unreasonably impair any rights guaranteed by the Free-Exercise Clause of the First Amendment to the United States Constitution or by Article 36 of the Maryland Declaration of Rights; or

(2) prohibit or deny any reasonable accommodation for religious practices.

## § 5-20. Sanitation Guide.

(a) *Preparation of Guide.*

The record owner or managing operator of every rental dwelling, other than a hotel or motel, [must] SHALL prepare, in the form and containing the information required by the Commissioner, a Sanitation Guide for the premises that provides notice to all occupants of the requirements and procedures for the separation, disposition, collection, and proper storage pending collection of mixed refuse, recyclable materials, yard waste, bulk trash, and all other forms of garbage, rubbish, waste, and trash.

(b) *Dissemination.*

A copy of the Sanitation Guide [must] SHALL be:

(1) provided to each dwelling unit on the premises; and

(2) prominently posted within each common collection room, if any, on the premises.

## § 5-21. *{Reserved}*

## § 5-22. Public access to information.

The Housing Commissioner shall make freely available for review on and download from the website of the Department of Housing and Community Development:

(1) the license number and license status of any rental dwelling subject to this subtitle;

(2) the following records relating to that rental dwelling:

- (i) violation notices, orders, or citations issued by the Department of Housing and Community Development under this article or the City Building, Fire, and Related Codes Article;

(ii) the rental dwelling's status as a priority dwelling for at least the past 5 years;  
[and]

(III) ALL RENTAL INSPECTION RECORDS ASSOCIATED WITH THE RENTAL DWELLING;

1 (IV) [(iii)] notices of any denial, suspension, or revocation of the rental  
2 dwelling's license; and

3 (V) ALL DOCUMENTS SUBMITTED BY THE HOLDER OF THE RENTAL DWELLING  
4 LICENSE AS PART OF THEIR APPLICATION FOR THE RENTAL DWELLING LICENSE;  
5 AND

6 (3) the following information:

7 (i) the address of the rental dwelling;

8 (ii) the name of the record owner of the rental dwelling;

9 (iii) the name of the managing operator of the rental dwelling;

10 (iv) phone numbers for both the record owner and the managing  
11 operator of the rental dwelling; and

12 (v) email addresses for both the record owner and the managing operator of the  
13 rental dwelling.

14 **§ 5-23. *{Reserved}***

15 **§ 5-24. Judicial and appellate review.**

16 (a) *Judicial review.*

17 A person aggrieved by a decision of the Housing Commissioner under this subtitle may  
18 seek judicial review of that decision by petition to the Circuit Court for Baltimore City in  
19 accordance with the Maryland Rules of Procedure.

20 (b) *Stays.*

21 (1) The filing of a petition for judicial review does not stay the decision of the  
22 Commissioner.

23 (2) However, on motion and after hearing, the Court may grant a stay as provided in the  
24 Maryland Rules of Procedure.

25 (c) *Appellate review.*

26 A party to the judicial review may appeal the court's final judgment to the Court of  
27 Special Appeals in accordance with the Maryland Rules of Procedure.

1      **§ 5-25. Enforcement by citation.**

2      (a) *In general.*

3      In addition to any other civil or criminal remedy or enforcement procedure, this subtitle  
4      may be enforced by issuance of an environmental citation as authorized by City Code  
5      Article 1, Subtitle 40 {"Environmental Control Board"} or a civil citation under City  
6      Code Article 1, Subtitle 41 {"Civil Citations"}.

7      (b) *Priority dwelling – Citation.*

8      For priority dwellings, a Department of Housing and Community Development inspector  
9      shall issue an environmental citation if a violation of a section of the City's Property  
10     Maintenance Code listed in Article 1, § 40-14(e) {"Provisions and penalties  
11     enumerated"} is identified.

12     (c) *Process not exclusive.*

13     The issuance of an environmental citation to enforce this subtitle does not preclude  
14     pursuing any other civil or criminal remedy or enforcement action authorized by law.

15     (d) *Separate offenses.*

16     Each day that a violation continues is a separate offense.

17     **§ 5-26. Penalties.**

18     (a) *In general.*

19     Any person who violates any provision of this subtitle (including any offense listed in  
20     § 5-15 of this subtitle as potential cause for a denial, suspension, or revocation of a  
21     license) or any provision of a rule, regulation, or order adopted or issued under this  
22     subtitle is guilty of a misdemeanor and, on conviction, is subject to a fine of not more  
23     than \$1,000 for each offense.

24     (b) *Each day a separate offense.*

25     Each day that a violation continues is a separate offense.

26     **§ 5-27. Data collection.**

27     (a) *In general.*

28     The Commissioner, the City's Chief Data Officer, and any other City employee who  
29     maintains data pertaining to priority dwellings or priority DWELLING inspections [must]  
30     SHALL collaborate to develop a system to track and analyze priority dwellings and priority  
31     DWELLING inspections.

**(b) Discretion of Commissioner.**

The Department of Housing and Community Development may use existing resources to track and analyze priority dwellings at the discretion of the Commissioner.

## § 5-28. Annual Report.

(a) *In general.*

Not later than May 1 of each year, the Department of Housing and Community Development [must] SHALL submit an annual report for the previous calendar year to the Mayor and the City Council detailing:

- (1) the number of priority dwellings;
- (2) the number of priority dwellings for which the Department of Housing and Community Development conducted 2 priority DWELLING inspections;
- (3) the number of priority dwellings where at least 1 violation notice was issued during a priority DWELLING inspection that was not abated within the allowable time;
- (4) the number of priority dwellings where at least 1 citation was issued during a priority DWELLING inspection;
- (5) the number of attempted priority DWELLING inspections;
- (6) the number of rental licenses revoked under § 5-15(b)(6) of this [subtitle;] FOR BOTH PRIORITY AND NONPRIORITY DWELLINGS;
- (7) the number of rental licenses revoked under § 5-15(b)(7) of this [subtitle;] FOR BOTH PRIORITY AND NONPRIORITY DWELLINGS;
- (8) the total number of rental licenses revoked;
- (9) the number of completed priority DWELLING inspections;
- (10) of the total number of priority DWELLING inspections completed, the percentage of priority inspections that did not yield any violation notices or citations; [and]
- (11) THE NUMBER OF RENTAL PROPERTY RECEIVERSHIP ACTIONS THAT WERE FILED;
- (12) THE NUMBER OF AUDITS PERFORMED;
- (13) THE NUMBER OF COMPLETED RENTAL INSPECTIONS PERFORMED BY THE DEPARTMENT; AND

1 (14) [(11)] any other information requested by the Mayor or [by a Resolution of]  
2 the City Council.

3 (b) *Inclusions - All licensed rental dwellings.*

4 (1) *Totals.*

5 The annual report required under subsection (a) of this section [must] SHALL include a  
6 matrix identifying the following in aggregate for all licensed rental dwellings:

7 (i) the total number of 3-1-1 complaints;  
8 (ii) the total number of notices issued by the Department of Housing and  
9 Community Development;  
10 (iii) the total number of notices abated within 90 days;  
11 (iv) the number of notices for which the Department of Housing and  
12 Community Development pursued legal action; and  
13 (v) the total number of citations issued.

14 (2) *Specific categories.*

15 The annual report required under subsection (a) of this section [must] SHALL include a  
16 matrix identifying the data required under subsection (b)(1) of this section for all  
17 licensed rental dwellings in aggregate, for each of the following categories:

18 (i) heating;  
19 (ii) ventilation;  
20 (iii) plumbing;  
21 (iv) roof leaks;  
22 (v) rodents;  
23 (vi) lead paint;  
24 (vii) fire protection;  
25 (viii) electrical systems;  
26 (ix) water supply;  
27 (x) structural deficiencies;  
28 (xi) insects;

- 1 (xii) elevators;
- 2 (xiii) weatherproofing; and
- 3 (xiv) appearance of mold.

4 (c) *Inclusions - Priority dwellings.*

5 (1) *Totals.*

6 The annual report required under subsection (a) of this section [must] SHALL include a  
7 matrix identifying the following for all priority dwellings:

- 8 (i) the total number of 3-1-1 complaints;
- 9 (ii) the total number of notices issued by the Department of Housing and  
10 Community Development;
- 11 (iii) the total number of notices abated within 90 days;
- 12 (iv) the number of notices for which the Department of Housing and  
13 Community Development pursued legal action; and
- 14 (v) the total number of citations issued.

15 (2) *Specific categories.*

16 The annual report required under subsection (a) of this section [must,] SHALL, for all  
17 priority dwellings, include a matrix identifying the data required under subsection  
18 (b)(1) of this section for each of the following categories:

- 19 (i) heating;
- 20 (ii) ventilation;
- 21 (iii) plumbing;
- 22 (iv) roof leaks;
- 23 (v) rodents;
- 24 (vi) lead paint;
- 25 (vii) fire protection;
- 26 (viii) electrical systems;
- 27 (ix) water supply;
- 28 (x) structural deficiencies;

1 (xi) bed bugs; and

2 (xii) elevators.

3 **§§ 5-28 TO 5-34. {RESERVED}**

4 **PART II. RENTAL PROPERTY RECEIVERSHIP**

5 **§ 5-35. SCOPE.**

6 THIS SUBTITLE APPLIES TO A PROPERTY THAT CONTAINS 1 OR MORE RENTAL DWELLING UNITS,  
7 AS DEFINED IN § 5-1(G) OF THIS SUBTITLE.

8 **§ 5-36. IN GENERAL.**

9 SUBJECT TO THE PROVISIONS OF THE MARYLAND COMMERCIAL RECEIVERSHIP ACT AND THIS  
10 SUBTITLE, THE HOUSING COMMISSIONER MAY PETITION THE COURT FOR APPOINTMENT OF A  
11 RECEIVER TO REHABILITATE A RENTAL PROPERTY, MANAGE ITS OPERATIONS, DEMOLISH IT, OR  
12 SELL IT TO A QUALIFIED BUYER IF:

- 13 (1) THE OWNER OF THE RENTAL PROPERTY HAS BEEN CITED BY THE CITY MORE THAN 5  
14 TIMES FOR FAILING TO OBTAIN A RENTAL DWELLING LICENSE UNDER THIS SUBTITLE  
15 AND HAS MADE NO ATTEMPT TO BRING THE RENTAL PROPERTY INTO COMPLIANCE; OR
- 16 (2) THE HEALTH AND SAFETY OF THE TENANTS IS THREATENED BECAUSE THE PROPERTY IS  
17 UNSAFE FOR HUMAN HABITATION AS DESCRIBED IN:
  - 18 (I) § 9-9 {"RENT ESCROW LAW: IN GENERAL"} OF THE PUBLIC LOCAL LAWS OF  
19 BALTIMORE CITY; AND
  - 20 (II) § 116.1.1 {"UNSAFE STRUCTURES: GENERAL: SCOPE"} OF THE BALTIMORE  
21 CITY BUILDING CODE.

22 **§ 5-37. CONTENTS OF PETITION.**

23 THE HOUSING COMMISSIONER'S PETITION FOR APPOINTMENT OF A RECEIVER SHALL INCLUDE:

- 24 (1) A COPY OF EACH VIOLATION NOTICE OR ORDER AND A DESCRIPTION OF EACH  
25 VIOLATION;
- 26 (2) A COPY OF EACH OF THE 5 OR MORE CITATIONS DESCRIBED UNDER § 5-36(1) OF  
27 THIS SUBTITLE; AND
- 28 (3) A VERIFIED PLEADING THAT:
  - 29 (I) AVERS THAT THE HEALTH AND SAFETY OF THE TENANTS IS AT RISK AND  
30 THE OWNER HAS CONSISTENTLY NOT COMPLIED WITH THIS SUBTITLE;

1 (II) IDENTIFIES AND STATES THE QUALIFICATIONS OF THE PROPOSED RECEIVER,  
2 IF OTHER THAN THE HOUSING COMMISSIONER AND NAMES A SUITABLE  
3 RECEIVER FOR THE COURT TO CONSIDER, IF OTHER THAN THE HOUSING  
4 COMMISSIONER; AND

5 (III) DEMONSTRATES THE CITY'S INTEREST IN THE PROPERTY, AS REQUIRED BY  
6 THE MARYLAND COMMERCIAL RECEIVERSHIP ACT.

7 **§ 5-38. NAMED RESPONDENTS.**

8 (A) *IN GENERAL.*

9 THE PETITION FILED PURSUANT TO § 5-37 SHALL NAME AS RESPONDENTS:

10 (1) THE RECORD OWNER OF THE RENTAL PROPERTY;

11 (2) ANY LIEN HOLDER ON RECORD;

12 (3) THE PLAINTIFF IN ANY PROCEEDING THAT WAS TIMELY FILED UNDER STATE  
13 TAX – PROPERTY ARTICLE § 14-833 {"FORECLOSING RIGHT OF REDEMPTION"}  
14 AND FOR WHICH THE TIME FOR SECURING A DECREE OF FORECLOSURE HAS NOT YET  
15 EXPIRED; AND

16 (4) ANY PERSON OR ENTITY WITH ANY INTEREST IN THE PROPERTY, INCLUDING A  
17 SPRINGING INTEREST.

18 (B) *EFFECT OF FAILURE TO NAME PLAINTIFF.*

19 FAILURE TO NAME A PERSON DESCRIBED IN SUBSECTION (A) OF THIS SECTION:

20 (1) DOES NOT PREVENT THE ACTION FROM GOING FORWARD; BUT

21 (2) DOES PREVENT THE RECEIVER'S LIEN FOR EXPENSES INCURRED IN REHABILITATING,  
22 MANAGING, DEMOLISHING, OR SELLING THE RENTAL PROPERTY FROM HAVING  
23 PRIORITY OVER THAT PERSON'S LIEN INTEREST.

24 **§ 5-39. NOTICE TO TENANTS.**

25 (A) *IN GENERAL.*

26 AFTER FILING A PETITION UNDER THIS SUBTITLE, THE DEPARTMENT SHALL PROVIDE  
27 NOTICE OF THE PENDING ACTION TO ALL TENANTS.

28 (B) *CONTENTS.*

29 THE NOTICE SHALL INCLUDE:

30 (1) A STATEMENT THAT THE DEPARTMENT HAS FILED FOR RENTAL RECEIVERSHIP  
31 UNDER THIS SUBTITLE AND A CASE NUMBER, IF ONE HAS BEEN ASSIGNED;

1 (2) CONTACT INFORMATION FOR A PRO BONO LEGAL SERVICE THAT CAN ADVISE  
2 TENANTS OF THEIR RIGHTS DURING THE ACTION; AND

3 (3) ANY OTHER INFORMATION THE COMMISSIONER FINDS NECESSARY.

4 (C) *METHOD OF DELIVERY.*

5 THE NOTICE GIVEN UNDER THIS SUBSECTION SHALL BE:

6 (1) PROVIDED TO AN OCCUPANT OF EACH DWELLING UNIT; AND  
7 (2) POSTED IN A LOBBY, ELEVATOR, OR OTHER COMMON AREA OF THE PROPERTY, IF  
8 ACCESSIBLE; AND  
9 (3) POSTED ON THE EXTERIOR OF THE BUILDING IN A VISIBLE LOCATION.

10 **§ 5-40. FILING WITH BUREAU OF LIENS.**

11 (A) *IN GENERAL.*

12 THE HOUSING COMMISSIONER SHALL FILE A NOTICE OF THE PROCEEDING WITH THE  
13 BUREAU OF LIENS.

14 (B) *INCLUDED DOCUMENTATION.*

15 THE HOUSING COMMISSIONER SHALL INCLUDE A COPY OF EACH VIOLATION NOTICE OR  
16 ORDER WITH THE NOTICE FILED UNDER SUBSECTION (A) OF THIS SECTION.

17 (C) *BUREAU TO INCLUDE.*

18 THE BUREAU OF LIENS SHALL INCLUDE A RECORD OF THE DOCUMENTS FILED UNDER THIS  
19 SECTION IN ITS LIEN REPORTS.

20 **§ 5-41. NOTICE TO JUDGMENT CREDITORS AND LIEN HOLDERS.**

21 (A) *IN GENERAL.*

22 AFTER FILING THE PETITION AND BEFORE A RECEIVER IS APPOINTED PURSUANT TO THIS  
23 SUBTITLE, THE HOUSING COMMISSIONER SHALL GIVE NOTICE OF THE PENDENCY AND  
24 NATURE OF THE PROCEEDINGS BY REGULAR AND CERTIFIED MAIL TO THE LAST-KNOWN  
25 ADDRESSES OF ALL JUDGMENT CREDITORS AND LIEN HOLDERS WITH A RECORDED  
26 INTEREST IN THE PROPERTY.

27 (B) *EXCEPTIONS.*

28 (1) THE NOTICE REQUIRED UNDER SUBSECTION (A) OF THIS SECTION IS NOT REQUIRED FOR  
29 RESPONDENTS NAMED UNDER § 5-38 {"NAMED RESPONDENTS"} OF THIS SUBTITLE.

30 (2) THE HOUSING COMMISSIONER IS NOT REQUIRED TO SEND NOTICES TO ANY CREDITOR  
31 OR LIEN HOLDER WHOSE INTEREST IN THE PROPERTY IS UNRECORDED.

**1      § 5-42. APPOINTMENT OF OWNER, ETC., INSTEAD OF RECEIVER.**

**2      (A) *IN GENERAL.***

**3      INSTEAD OF APPOINTING A RECEIVER TO REHABILITATE, MANAGE, DEMOLISH, OR SELL A**  
**4      RENTAL PROPERTY, THE COURT MAY PERMIT AN OWNER, MORTGAGEE, OR OTHER PERSON**  
**5      WITH AN INTEREST IN THE PROPERTY TO REHABILITATE, MANAGE, DEMOLISH, OR SELL IT,**  
**6      IF THAT PERSON:**

- 7      (1) DEMONSTRATES THE ABILITY TO COMPLETE THE REHABILITATION, MANAGEMENT,**  
**8      DEMOLITION, OR SALE WITHIN A REASONABLE TIME;**
- 9      (2) AGREES TO COMPLY WITH A SPECIFIED SCHEDULE FOR REHABILITATION,**  
**10     MANAGEMENT, DEMOLITION, OR SALE; AND**
- 11     (3) POSTS BOND, IN AN AMOUNT DETERMINED BY THE COURT, AS SECURITY FOR**  
**12     PERFORMANCE OF THE REQUIRED WORK IN COMPLIANCE WITH THE SPECIFIED**  
**13     SCHEDULE.**

**14     (B) *APPLICATION TO DISMISS OWNER.***

**15     (1) *REVOCATION OF APPOINTMENT.***

**16     IF IT APPEARS TO THE HOUSING COMMISSIONER THAT THE PERSON APPOINTED IS NOT**  
**17     PROCEEDING WITH DUE DILIGENCE OR IN COMPLIANCE WITH THE COURT-ORDERED**  
**18     SCHEDULE, THE PETITIONER MAY APPLY TO THE COURT FOR IMMEDIATE REVOCATION**  
**19     OF THAT PERSON'S APPOINTMENT AND FOR APPOINTMENT OF A RECEIVER.**

**20     (2) *BOND.***

**21     THE SUBSEQUENTLY APPOINTED RECEIVER SHALL POST SUFFICIENT BOND.**

**22      § 5-43. APPOINTMENT OF RECEIVER.**

**23      (A) *IN GENERAL.***

**24      IF NO QUALIFIED PERSON WITH AN OWNERSHIP INTEREST REQUESTS APPOINTMENT TO**  
**25      REHABILITATE, MANAGE, DEMOLISH, OR SELL THE PROPERTY, OR IF AN APPOINTEE IS**  
**26      DISMISSED, THE COURT SHALL THEN APPOINT A RECEIVER TO REHABILITATE, MANAGE,**  
**27      DEMOLISH, OR SELL THE PROPERTY.**

**28      (B) *PARTIES DIVESTED OF AUTHORITY.***

**29      ON APPOINTMENT OF A RENTAL RECEIVER TO REHABILITATE, MANAGE, DEMOLISH, OR**  
**30      SELL THE PROPERTY, ALL PARTIES ARE DIVESTED OF ANY AUTHORITY TO ACT IN**  
**31      FURTHERANCE OF THOSE GOALS.**

1 (C) *PENALTIES.*

2 ANY PARTY, OTHER THAN THE RECEIVER, WHO TAKES ANY STEP TO REHABILITATE,  
3 MANAGE, DEMOLISH, OR SELL THE PROPERTY IS SUBJECT TO THE PENALTIES FOR  
4 CONTEMPT.

5 **§ 5-44. DUTIES OF RECEIVER.**

6 A RECEIVER APPOINTED PURSUANT TO THIS PART SHALL MANAGE THE PROPERTY FOR UP TO 3  
7 YEARS, WHICH SHALL INCLUDE:

8 (1) PRESENTING AN ABATEMENT PLAN TO THE COURT THAT BRINGS THE PROPERTY UP TO  
9 COMPLIANCE WITH THE CODE, INCLUDING MAKING THE REPAIRS NECESSARY TO ABATE  
10 THE HEALTH AND SAFETY VIOLATIONS THAT MADE THE PROPERTY UNSAFE FOR HUMAN  
11 HABITATION AS DESCRIBED IN:

12 (I) § 9-9 {"RENT ESCROW LAW: IN GENERAL"} OF THE PUBLIC LOCAL LAWS OF  
13 BALTIMORE CITY; AND

14 (II) § 116.1.1 {"UNSAFE STRUCTURES: GENERAL: SCOPE"} OF THE BALTIMORE  
15 CITY BUILDING CODE;

16 (2) ONCE THE ABATEMENT PLAN IS APPROVED BY THE COURT, IMPLEMENTING THE  
17 ABATEMENT PLAN IN A TIMELY MANNER, AS OVERSEEN BY THE COURT;

18 (3) COLLECTING RENT FROM TENANTS AND ABIDING BY ANY RENT ESCROW OR PAYMENT  
19 PLANS AUTHORIZED BY THE COURT;

20 (4) BORROWING FUNDS FOR THE PURPOSE OF MAKING REPAIRS TO BRING THE BUILDING IN  
21 COMPLIANCE WITH THE CODE AND IN COMPLIANCE WITH THIS SUBTITLE;

22 (5) MAINTAINING THE PROPERTY AND ESTABLISHING AND OVERSEEING A MAINTENANCE  
23 SCHEDULE;

24 (6) REPORTING ALL COSTS TO THE DEPARTMENT OF HOUSING AND COMMUNITY  
25 DEVELOPMENT AND THE COURT;

26 (7) UNDERGOING RENTAL INSPECTIONS AS OUTLINED IN THIS SUBTITLE;

27 (8) NOTIFYING TENANTS OF THE RECEIVERSHIP AND THEIR RIGHTS;

28 (9) FACILITATING THE RECEIVERSHIP ACTION;

29 (10) EXERCISING ANY OTHER POWER GRANTED TO A RECEIVER UNDER § 24-301 {"POWERS  
30 AND DUTIES OF RECEIVER"} OF THE MARYLAND COMMERCIAL RECEIVERSHIP ACT;  
31 AND

32 (11) COMPLYING WITH ANY OTHER REQUIREMENTS OF THE COURT.

**1      § 5-45. POWERS OF RECEIVER – SALE OF PROPERTY.**

**2**      IN ADDITION TO ALL NECESSARY AND CUSTOMARY POWERS, AND SUBJECT TO THE  
**3**      REQUIREMENTS OF THE MARYLAND COMMERCIAL RECEIVERSHIP ACT, A RECEIVER  
**4**      APPOINTED TO REHABILITATE, MANAGE, DEMOLISH, OR SELL A RENTAL PROPERTY MAY SELL  
**5**      THE PROPERTY OR THE LAND UPON WHICH THE PROPERTY FORMERLY STOOD, AT PUBLIC  
**6**      AUCTION OR PRIVATE SALE, FOLLOWING THE PROVISIONS THAT APPLY TO A RECEIVER  
**7**      APPOINTED UNDER RULE 3-722 {"RECEIVERS"} AND TITLE 14, CHAPTER 300 {"JUDICIAL  
**8**      SALES"} OF THE MARYLAND RULES.

**9      § 5-46. SALE PROCEDURE.**

**10**     (a) *NOTICE OF AUCTION.*

**11**     IN THE NOTICE OF PUBLIC AUCTION, IT IS SUFFICIENT TO DESCRIBE THE PROPERTY BY A  
**12**     STREET ADDRESS AND BY REFERENCE TO THE LIBER AND FOLIO NUMBER OF THE TITLE  
**13**     DEED RECORDED IN THE LAND RECORDS OF BALTIMORE CITY.

**14**     (b) *BUYER QUALIFICATIONS.*

**15**     BEFORE ANY SALE, THE APPLICANTS TO BID IN A PUBLIC SALE OR THE PROPOSED BUYER IN  
**16**     A PRIVATE SALE SHALL DEMONSTRATE THE ABILITY AND EXPERIENCE NEEDED TO MANAGE  
**17**     AND PROPERLY MAINTAIN THE PROPERTY IN ACCORDANCE WITH THE BALTIMORE CITY  
**18**     BUILDING CODE.

**19**     (c) *APPLICATION FEE.*

**20**     THE RECEIVER MAY CHARGE A REASONABLE FEE TO APPLICANTS IN CONNECTION WITH  
**21**     THE APPLICATION TO BID AT A PUBLIC SALE OR IN CONNECTION WITH THE SOLICITATION OF  
**22**     OFFERS FOR A PRIVATE SALE.

**23**     (d) *AUCTION STARTING BID.*

**24**     IF THE PROPERTY IS BEING SOLD AT PUBLIC AUCTION, THE STARTING BID SHALL BE THE  
**25**     FAIR MARKET VALUE OF THE PROPERTY.

**26**     (e) *TAX SALE REDEMPTION.*

**27**     A RECEIVER MAY REDEEM A TAX SALE CERTIFICATE AT ANY TIME AFTER THE RECEIVER'S  
**28**     APPOINTMENT BY COURT.

**29**     (f) *FINAL ACCOUNTING.*

**30**     AT THE END OF THE RECEIVER'S TENURE, THE RECEIVER SHALL FILE A FINAL ACCOUNTING  
**31**     WITH THE COURT AND FOLLOW ALL OTHER REQUIREMENTS OF THE MARYLAND  
**32**     COMMERCIAL RECEIVERSHIP ACT.

1 (G) *PAYMENT OF RECEIVER'S FEES AND EXPENSES.*

2 SUBJECT TO § 24-701 {"PAYMENT OF FEES AND EXPENSES"} OF THE MARYLAND  
3 COMMERCIAL RECEIVERSHIP ACT, THE COURT MAY AWARD REASONABLE AND NECESSARY  
4 FEES AND EXPENSES TO THE RECEIVER.

5 (H) *TRANSFER ON SALE.*

6 FOLLOWING COURT RATIFICATION OF A SALE, A DEED SHALL BE EXECUTED CONVEYING  
7 TITLE TO THE BUYER, SUBJECT TO THE REQUIREMENTS OF THE MARYLAND COMMERCIAL  
8 RECEIVERSHIP ACT AND THE MARYLAND RULES.

9 (I) *DISMISSAL.*

10 ON THE SALE OF THE PROPERTY, THE RECEIVERSHIP SHALL TERMINATE AS PROVIDED IN  
11 THE MARYLAND COMMERCIAL RECEIVERSHIP ACT.

12 (J) *RECEIVERSHIP AUCTION PROCEEDS.*

13 IF THE PROPERTY IS SOLD AT PUBLIC AUCTION, THE PROCEEDS OF THE SALE OF THE  
14 PROPERTY SHALL BE ISSUED IN THE ORDER THE COURT INSTRUCTS, IN ACCORDANCE WITH  
15 THE MARYLAND COMMERCIAL RECEIVERSHIP ACT.

16 **SECTION 2. 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 13. Housing and Urban Renewal**

20 **Division II. Dwellings and Vacant Structures**

21 **Subtitle 4. Registration of Non-Owner-Occupied Dwellings,  
22 Rooming Houses, and Vacant Structure**

23 **§ 4-6. Registration Statement.**

24 (a) *Form and contents.*

25 Each registration statement [must] SHALL be in the form that the Commissioner requires  
26 and contain the following information:

27 (1) a description of the premises by street number or by block-and-lot;  
28 (2) the name, street address, telephone number, and email address of the premises'  
29 owner of record;  
30 (3) the name, street address, telephone number, and email address of the premises'  
31 managing operator, if other than the owner; [and]

1 (4) if the owner is a corporation, partnership, limited partnership, limited liability  
2 company, or similar entity, [the name, street address, telephone number, and email  
3 address of a natural person who serves as the owner's chief executive officer,  
4 managing partner, or managing member, or in a similarly authoritative position.]  
5 THE IDENTIFICATION SHALL INCLUDE THE NAME AND ADDRESS OF SUCH  
6 CORPORATION TOGETHER WITH THE NAMES, RESIDENCES AND BUSINESS  
7 ADDRESSES OF THE OFFICERS;

8 (5) IF THE OWNER OF A MULTIPLE DWELLING IS A CORPORATION:

9 (I) THE IDENTIFICATION SHALL ALSO INCLUDE THE NAMES AND ADDRESSES OF  
10 ANY PERSON WHOSE SHARE OF OWNERSHIP OF THE CORPORATION EXCEEDS  
11 25%; AND

12 (II) FOR THE PURPOSES OF THIS DIVISION, ANY PERSON OWNING A SHARE OF A  
13 PARENT CORPORATION SHALL BE DEEMED TO BE AN OWNER OF A SHARE OF  
14 A SUBSIDIARY CORPORATION EQUAL TO THE PRODUCT OF THE PERCENTAGE  
15 OF THEIR OWNERSHIP OF THE PARENT CORPORATION MULTIPLIED BY THE  
16 PERCENTAGE OF THE PARENT CORPORATION'S OWNERSHIP OF THE  
17 SUBSIDIARY CORPORATION.

18 (6) IF THE OWNER OF A MULTIPLE DWELLING IS A PARTNERSHIP, THE IDENTIFICATION  
19 SHALL INCLUDE:

20 (I) THE NAME AND BUSINESS ADDRESS OF SUCH PARTNERSHIP TOGETHER WITH  
21 THE NAMES AND BUSINESS ADDRESSES OF EACH GENERAL PARTNER; AND

22 (II) FOR EACH LIMITED PARTNER WHOSE SHARE OF OWNERSHIP OF THE  
23 PARTNERSHIP EXCEEDS 25%, THE NAMES AND BUSINESS ADDRESSES OF ALL  
24 SUCH LIMITED PARTNERS; AND

25 (7) IF THE OWNER OF A MULTIPLE DWELLING IS A LIMITED LIABILITY COMPANY OR  
26 SIMILAR BUSINESS ENTITY:

27 (I) THE IDENTIFICATION SHALL INCLUDE THE NAME AND BUSINESS ADDRESS OF  
28 SUCH COMPANY TOGETHER WITH THE NAMES AND BUSINESS ADDRESSES OF  
29 EACH MEMBER OF THE COMPANY; AND

30 (II) IF A MEMBER OF THE COMPANY IS NOT A NATURAL PERSON, THE  
31 IDENTIFICATION SHALL INCLUDE THE NAMES AND BUSINESS ADDRESSES OF  
32 EACH NATURAL PERSON WHO HOLDS A FINANCIAL INTEREST IN THE  
33 MEMBER.

34 (b) *Change of listed information.*

35 The Commissioner [must] SHALL be notified within 10 days of any change in the identity  
36 of or contact information for the owner of record or any other person listed in the  
37 registration statement.

1 (C) *INVALID ADDRESS.*

2 FOR THE PURPOSES OF THIS SECTION, A UNITED STATES POSTAL SERVICE MAIL DELIVERY  
3 BOX, A MAIL DELIVERY BOX MAINTAINED THROUGH A PRIVATELY OPERATED MAIL  
4 HANDLING FACILITY, OR THE ADDRESS AT WHICH A SIMILAR SERVICE IS PROVIDED SHALL  
5 BE DEEMED AN INVALID BUSINESS ADDRESS AND THE DEPARTMENT SHALL NOT ACCEPT  
6 FOR FILING ANY REGISTRATION STATEMENT CONTAINING ONLY SUCH AN ADDRESS.

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

8 **Part I. Licensing Procedures**

9 **§ 5-6. Prerequisites for new or renewal license – In general.**

10 (A) *QUALIFICATIONS.*

11 A rental dwelling license shall be issued or renewed under this subtitle only if:

12 (1) all dwelling units and rooming units are currently registered as required by  
13 Subtitle 4 {"Registration of Non-Owner-Occupied Dwellings, Rooming Houses,  
14 and Vacant Structures"} of this article;

15 (2) all registration fees for these units and all related interest and late fees required by  
16 Subtitle 4 have been paid;

17 (3) the premises have passed rental inspection, as required by § 5-7 {"Prerequisites ...  
18 – Rental inspection"} or § 5-10 {"Priority dwelling inspections"} of this subtitle;

19 (4) the premises are in compliance with all federal, State, and City laws and  
20 regulations governing lead paint;

21 (5) for premises that include a hotel or motel subject to City Code Article 15  
22 {"Licensing and Regulation"}, Subtitle 10 {"Hotels"}, the hotel or motel is in  
23 compliance with the training, certification, and posting requirements of that  
24 subtitle; and

25 (6) the premises are not subject to any violation notice or order that:

26 (i) has been issued under the Baltimore City Building, Fire, and Related  
27 Codes Article; and

28 (ii) notwithstanding the passage of more than 90 days since its issuance,  
29 has not been abated before the license issuance or renewal.

30 (B) *DISQUALIFICATION.*

31 A RENTAL DWELLING LICENSE MAY NOT BE ISSUED OR RENEWED UNDER THIS SUBTITLE IF  
32 THE PROPERTY'S MUNICIPAL WATER BILL REMAINS UNPAID 60 DAYS AFTER THE NOTICE  
33 REQUIRED UNDER § 9-724(C)(3) {"WATER SERVICE"} OF THE STATE ENVIRONMENT  
34 ARTICLE.

1      **§ 5-8. PREREQUISITES FOR NEW OR RENEWAL LICENSE – PROPERTY MANAGER.**

2      (A) *SCOPE.*

3            THE PROVISIONS OF THIS SUBSECTION APPLY ONLY TO A PROPERTY MANAGER IF THE  
4            RENTAL DWELLING THE PROPERTY MANAGER IS OPERATING OR MAINTAINING:

5            (1) CONSISTS OF 20 OR MORE DWELLING UNITS; AND  
6            (2) 20 OR MORE OF THOSE DWELLING UNITS ARE DESIGNATED HOUSING FOR RESIDENTS  
7            AGED 55 YEARS OR OLDER.

8      (B) *CONTENTS.*

9            THE TRAINING REQUIRED UNDER THIS SUBSECTION SHALL INCLUDE:

10            (1) THE HEALTH AND SAFETY REQUIREMENTS ESTABLISHED UNDER CITY LAW FOR A  
11            RENTAL DWELLING; AND  
12            (2) A METHOD FOR AN EMPLOYEE TO ANONYMOUSLY REPORT A SUSPECTED VIOLATION  
13            OF THE HEALTH AND SAFETY REQUIREMENTS TO THE CITY.

14      (C) *TIME LINE FOR COMPLETION.*

15            ALL STAFF SHALL COMPLETE THE TRAINING REQUIRED UNDER THIS SUBSECTION WITHIN 45  
16            DAYS OF THEIR HIRING DATE WITH THE PROPERTY MANAGEMENT COMPANY.

17      (D) *REQUIRED CURRICULUM.*

18            THE CURRICULUM AND TRAINING PROCESS SHALL BE DEVELOPED BY THE COMMISSIONER  
19            AND THE OFFICE OF OLDER ADULTS AFFAIRS AND ADVOCACY OR THEIR SUCCESSOR  
20            AGENCY.

21      **§ 5-15. Denial, suspension, or revocation of license – In general.**

22      (a) *“Nuisance property” defined.*

23            In this section, “nuisance property” means any property that is maintained or operated so  
24            as to cause or allow a nuisance of the sort described in any 1 or another of the following  
25            definitions:

26            (1) State Code Real Property Article, § 14-120(a)(5) {defining “nuisance”};  
27            (2) City Code Article 19, § 43-1(l) {defining “public nuisance”};  
28            (3) City Code Article 19, § 43B-1(b) {defining “neighborhood nuisance”}; and  
29            (4) City Code Article 19, § 43B-1(o) {defining ”unruly social event”}.

**(b) Causes for denial, suspension, or revocation.**

Subject to the hearing provisions of § 5-16(A) of this subtitle, the Housing Commissioner may deny, suspend, or revoke a rental dwelling license or renewal license for any of the following causes:

- (1) making any material false statement in an application for an initial or renewal license;
- (2) fraudulently or deceptively obtaining a rental dwelling license for oneself or for another;
- (3) fraudulently or deceptively using a rental dwelling license;
- (4) falsifying any rental inspection report or certificate;
- (5) refusal by a record owner or operator of a rental dwelling to allow the Commissioner to conduct a routine, spot, quality-control, proactive, or other inspection of the rental dwelling as authorized by this subtitle or the City Building, Fire, and Related Codes Article;
- (6) failing to abate within 120 days of issuance any violation notice, order, or citation for violating any provision of the City Building, Fire, and Related Codes Article, the City Health Article, or the Zoning Code of Baltimore City;
- (7) failing to abate any violation notice issued during a priority dwelling inspection within the time required;
- (8) WHEN THE LEASE WAS EXECUTED, THE PROPERTY'S MUNICIPAL WATER BILL REMAINED UNPAID 60 DAYS AFTER THE NOTICE REQUIRED UNDER § 9-724(C)(3) {"WATER SERVICE"} OF THE STATE ENVIRONMENT ARTICLE;
- (9) [(8)] failing to comply with any provision of this subtitle or of any rule or regulation adopted under this subtitle;
- (10) [(9)] if the Housing Commissioner finds, or if the Fire Chief, Health Commissioner, or Police Commissioner certify to the Housing Commissioner, that:
  - (i) the record owner, operator, or lessee of a rental dwelling has failed to comply with any lawful notice, order, or citation to correct a violation that affects the health, safety, morals, or general welfare of the occupants of the property or of the general public; or
  - (ii) the record owner, operator, or lessee of a rental dwelling, or any agent of the record owner, operator, or lessee has allowed the premises to be used as a nuisance property, or knew or should have known that the premises were being used as a nuisance property and failed to prevent them from being so used; [or]

1 (11) [(10)] taking 1 of the following actions:

2 (i) demanding, requesting, or collecting information regarding or relating to  
3 the immigration or citizenship status of a tenant, prospective tenant, or  
4 applicant for tenancy;

5 (ii) disclosing or threatening to disclose information regarding or  
6 relating to the immigration or citizenship status of a tenant, prospective  
7 tenant, or applicant to any person, entity, or law enforcement agency;

8 (iii) refusing to enter into a rental agreement, approve a  
9 subtenancy, or otherwise preclude from occupying a dwelling unit, a  
10 tenant, prospective tenant, or applicant for tenancy, based solely or in part  
11 on the immigration or citizenship status of the tenant, prospective tenant,  
12 or applicant for tenancy; [or]

13 (iv) bringing an action to recover possession of a dwelling unit  
14 based solely or in part on the immigration or citizenship status  
15 of a tenant; or

16 (12) [(11)] violating the provisions of § 3-701 {"Extortion generally"} of the  
17 State Criminal Law [Article.] ARTICLE; OR

18 (13) IF APPLICABLE, VIOLATING THE PROVISIONS OF § 5-8 {"PREREQUISITES FOR  
19 NEW OR RENEWAL LICENSE – PROPERTY MANAGER"} OF THIS SUBTITLE.

20 (c) *Reinspection required.*

21 (1) *In general.*

22 If the Housing Commissioner revokes a rental dwelling license, a Department of  
23 Housing and Community Development inspector shall reinspect the property before a  
24 new license may be issued.

25 (2) *Property shall pass.*

26 The Housing Commissioner may not issue a new license unless the property passes  
27 the rental inspection required under paragraph (1) of this subsection.

28 (3) *Reinspection fee.*

29 The Department may charge an applicant a fee of \$50 per dwelling unit for an  
30 inspection under this subsection.

31 **SECTION 3. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That  
32 Section 2 of this Ordinance shall take effect 6 months after the date it was enacted.

33 **SECTION 4. AND BE IT FURTHER ORDAINED,** That, except as provided in Section 3 of this  
34 Ordinance, this Ordinance takes effect 30 days after the date it was enacted.