

**CITY OF BALTIMORE
COUNCIL BILL 23-0160R
(First Reader)**

Introduced by: Councilmembers Torrence, Porter, Burnett, Cohen, Middleton, Ramos, Dorsey,
Bullock, Conway, Glover

Introduced and read first time: March 13, 2023

Assigned to: Economic and Community Development Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Housing and Community
Development, Office of the Comptroller, Sheriff's Office

A RESOLUTION ENTITLED

1 A COUNCIL RESOLUTION concerning

2 **Study and Report — Eviction Chattels — Disposal of Tenant's Possession**

3 FOR the purpose of requiring the Commissioner of the Department of Housing and Community
4 Development, the City Solicitor, the Baltimore City Sheriff, and the Comptroller to submit a
5 report that details how their respective agencies assist in protecting tenants' rights during the
6 course of the eviction process, including the disposal of tenants' possessions; and providing
7 for a special effective date.

8 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That:**

9 (a) No later than 120 days after the enactment of this Ordinance, the Commissioner of the
10 Department of Housing and Community Development, the City Solicitor, the
11 Baltimore City Sheriff, and the Comptroller shall submit a report that details how
12 their respective agencies assist in protecting tenants' rights during the course of the
13 eviction process, including the disposal of tenants' possessions.

14 (b) Prior to the report's final submission to the City Council a public notice shall be
15 published containing the report and seeking public comment for at least 30 days.

16 (c) The report shall include:

17 (1) an overview of State and City laws that address the disposal of a tenants'
18 possessions during the course of an eviction;

19 (2) a review by the Baltimore City Sheriff's Office's on the Office's involvement
20 in the eviction process and how tenants' rights are protected during an
21 eviction;

22 (3) a review by the City Solicitor of what is considered "proper notice" in the
23 context of an eviction proceeding;

24 (4) an explanation by the City Solicitor regarding how to provide "proper notice"
25 to ensure compliance with applicable laws;

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

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- 1 (5) the City Solicitor’s recommendation regarding how tenants may recapture
2 abandoned property in a landlord’s possession;
- 3 (6) the Comptroller’s analysis of taxpayer monies spent by the City to dispose of
4 abandoned tenant property;
- 5 (7) the Comptroller’s recommendations on how the City may financially support
6 the transportation and storage of abandoned tenant property until such a time
7 when the tenant may claim such property;
- 8 (8) a review of information by that the Commissioner of the Department of
9 Housing and Community Development regarding which, if any, Department
10 programs assist in eviction prevention and, if necessary, relocation;
- 11 (9) data furnished by the Commissioner of the Department of Housing and
12 Community Development on the incidence of tenant holding over cases and
13 how such cases typically resolve;
- 14 (10) an interview conducted by the Commissioner of the Department of Housing
15 and Community Development and the Comptroller with representatives from
16 Baltimore Renters United, including a review of their organization’s work
17 regarding evictions, specifically, the cost of storing possessions post eviction
18 and how to educate tenants on their rights; and
- 19 (d) The City Council shall call a hearing where the Commissioner of the Department of
20 Housing and Community Development, the City Solicitor, the Baltimore City Sheriff,
21 and the Comptroller present the report and engage in a dialogue about how to improve
22 processes relating to evictions, including: (a) how to ensure proper notice in all
23 evictions; (b) how to facilitate the storage of tenants’ possessions; and (c) how to
24 communicate the intent to move tenants’ property.

25 **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BALTIMORE,** That this
26 Ordinance takes effect on the date it is enacted.