

CITY OF BALTIMORE
COUNCIL BILL 24-0228R
(Resolution)

Introduced by: The Council President
At the request of: Office of the Comptroller
Introduced and read first time: August 26, 2024
Assigned to: Ways and Means Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Office of the Comptroller, Department of Real Estate

A RESOLUTION ENTITLED

1 A COUNCIL RESOLUTION concerning

2 **Informational Hearing — Vendor Lien Program**

3 FOR the purpose of inviting representatives from the Office of the Comptroller, representatives
4 from the Department of Real Estate, and the City Solicitor to report on the Baltimore City
5 Vendor Lien Program and provide additional information as requested by the Committee.

6 **Recitals**

7 **WHEREAS**, pursuant to Title 14, Subtitle 8 of the Tax – Property Article of the Annotated
8 Code of Maryland, the City may place a lien on a property for the non-payment of certain
9 municipal charges, including but not limited to real estate property taxes, municipal water fees,
10 and other taxes (collectively a “Lien”).

11 **WHEREAS**, the City may generate a tax sale certificate (“Certificate”), as defined by the State
12 Tax – Property Article, § 14-820, which grants the holder the right to foreclose upon a property.

13 **WHEREAS**, the City offers Certificates for sale at an annual public auction.

14 **WHEREAS**, those Certificates that fail to garner any qualified bids are purchased by the
15 Mayor and City Council of Baltimore.

16 **WHEREAS**, the Comptroller is empowered by City Code Article 28, Subtitle 8, to offer for
17 resale Certificates held by the City.

18 **WHEREAS**, the City Vendor Lien Program, as administered by the Department of Real Estate,
19 makes available certain Certificates for sale in a manner that makes properties more attractive for
20 redevelopment with a sale amount that is less than the aggregate sum of the outstanding liens on
21 a property and the assessed value of a property.

22 **WHEREAS**, the Department of Real Estate has proposed a new standard Vendor Lien
23 Agreement of Sale that represents a significant update to the Program, by promoting property
24 rehabilitation and compliance while protecting the City’s interests and ensuring that purchasers
25 fulfill their obligations under the agreement.

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

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1 **WHEREAS**, the City Council recognizes the importance of transparency and due diligence in
2 the implementation of the Vendor Lien Program and seeks to understand the implications of the
3 new proposed Agreement of Sale on the City’s real estate market and community development
4 efforts.

5 **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BALTIMORE**, That the City
6 Council invites representatives from the Office of the Comptroller, representatives from the
7 Department of Real Estate, and the City Solicitor to report on the Baltimore City Vendor Lien
8 Program and provide additional information as requested by the Committee.

9 **AND BE IT FURTHER RESOLVED**, That a copy of this Resolution be sent to the Comptroller,
10 the Director of the Department of Real Estate, the City Solicitor, and the Mayor’s Legislative
11 Liaison to the City Council.