CITY OF BALTIMORE
STEPHANIE RAWLINGS-BLAKE, Mayor

DEPARTMENT OF LAW
GEORGE A. NILSON, City Solicitor
101 City Hall
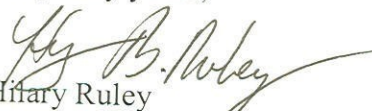Baltimore, Maryland 21202

May 24, 2010

The Honorable President and Members
 of the Baltimore City Council
Attn: Karen Randle, Executive Secretary
Room 409, City Hall
100 N. Holliday Street
Baltimore, Maryland 21202

> Re: City Council Bill 10-0516 – Non-Owner Occupied Dwellings and Vacant
>   Structures – Multiple-Family Dwellings and Rooming Houses

Dear President and City Council Members:

    The Law Department has reviewed City Council Bill 10-0516 for form and legal sufficiency. The bill proposes to amend several sections of Article 13 of the City Code pertaining to the registration of non-owner occupied and vacant structures. The bill would expand the definition of non-owner occupied dwelling unit beyond the current definition of unoccupied to encompass any dwelling occupied by someone who is not the owner or someone who can not claim the dwelling as their principal residence under the state's Homestead Tax Credit. The bill would require the owner of any vacant structure to register with the Housing Commissioner within ten days of the property becoming vacant. The bill would remove the current requirement to list a registered agent on the registration statement, but would require notification in any change in the registered agent or managing operator. The bill also changes the registration fees and modifies the exceptions. Finally, with respect to multi-family dwellings, the bill adds conditions for the receipt of a license to include compliance with lead paint laws and payment of outstanding fines. It removes the multi-family dwelling licensing fee. Since the bill is consistent with Section 1 of Article II of the City Charter, the Law Department approves it for form and legal sufficiency.

Very truly yours,

Hilary Ruley
Assistant Solicitor

cc: George Nilson, City Solicitor
        Angela C. Gibson, Mayor's Legislative Liaison
        Elena DiPietro, Chief Solicitor
        Ashlea Brown, Special Assistant Solicitor
        Terese Brown, Assistant Solicitor