

CITY OF BALTIMORE

SHEILA DIXON, Mayor



BOARD OF MUNICIPAL AND
ZONING APPEALS

DAVID C. TANNER, Executive Director
417 E. Fayette Street, Room 1432
Baltimore, Maryland 21202

February 20, 2009

The Honorable President and
Members of the City Council
City Hall

Re: City Council Bill #08-0042 Residential Property – Required Disclosures -
On Sale Or Lease

Ladies and Gentlemen:

City Council Bill No. 08-0042 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

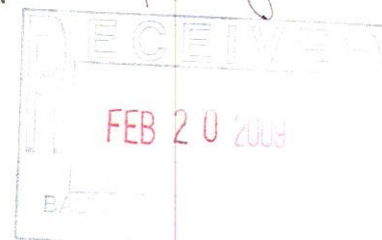
The purpose of this legislation is to require certain disclosures in the sale or lease of certain properties; defining certain terms; increasing certain penalties; imposing certain other penalties; correcting clarifying and conforming certain language; and generally relating to the sale or lease of residential property.

The proposed legislation would require that the seller of any residential property must disclose in writing to the prospective buyer, before the execution of any contract of sale, the property's most recent approved land use, zoning district and the property's inclusion in a renewal plan, planned unit development, historic and architectural preservation district, or any other overlay zone. Additionally, the seller must notify the potential buyer of any covenants that run with the property. Essentially, the bill attempts to provide a buyer with the information of any restriction that could impede the future owner's full use of the property.

The Board of Municipal and Zoning Appeals has no objection to the concept of this proposed legislation and concurs with the position and amendments offered by the Department of Housing and Community Development.

Sincerely,

David C. Tanner
Executive Director



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C.c. Mayors Office of Council Relations
Legislative Reference