



FROM	NAME & TITLE	Eric W. Tiso,  Director of Development Oversight and Project Support	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Department of Planning 8 <sup>th</sup> Floor, 417 East Fayette Street		
	SUBJECT	City Council Bill #25-0088 / Taxes – Property Tax – Vacant Lots and Vacant Structures		

TO

The Honorable President and  
Members of the City Council  
City Hall, Room 400  
100 North Holliday Street

DATE: April 29, 2026

At its regular meeting of April 23, 2026, the Planning Commission considered City Council Bill #25-0088, for the purpose of amending the special real property tax rate for vacant and abandoned property to include vacant lots; establishing a subclass of real property of vacant lots and vacant structures; applying a special real property tax rate to the subclass of real property; requiring the provision of notice of the special real property tax rate; providing for the promulgation of rules and regulations; requiring a certain annual report; defining certain terms; repealing certain sections of Ordinance 24-431 that ordained an abrogation date for the Ordinance; and generally relating to the special real property tax rate levied on vacant lots and vacant structures.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report, which recommended amendment and approval of City Council Bill #25-0088 and adopted the following resolution:

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff, and recommends that City Council Bill #25-0088 be **amended and approved** by the City Council, as follows:

- Date of enactment amendments – Initial tax to be levied as of July 1, 2027, assuming State enabling legislation is amended in Spring 2027 to allow for exemptions;
- Remove references to the addition of vacant lots to the legislation;
- Defer to the Department of Housing and Community Development (DHCD) on the proposal to remove the sunseting year of the special tax rate; and
- Defer to DHCD on the proposal to remove the onboarding year 3x tax rate.

If you have any questions, please contact me at [eric.tiso@baltimorecity.gov](mailto:eric.tiso@baltimorecity.gov) or by phone at 410-396-8358.

attachment

cc: Ms. Nina Themelis, Mayor's Office  
The Honorable John Bullock, Council Rep. to Planning Commission  
Mr. Justin Williams, BMZA  
Mr. Geoffrey Veale, Zoning Administrator  
Ms. Stephanie Murdock, DHCD  
Ms. Hilary Ruley, Law Dept.  
Mr. Francis Burnszynski, PABC  
Mr. Luciano Diaz, DOT  
Ms. Nancy Mead, Council Services



Brandon M. Scott  
Mayor

## PLANNING COMMISSION

*Jon Laria, Chair; Eric Stephenson, Vice Chair*

### STAFF REPORT



Renata Southard  
Acting Director

**April 23, 2026**

**REQUEST:** City Council Bill #25-0088 / Taxes – Property Tax – Vacant Lots and Vacant Structures:

For the purpose of amending the special real property tax rate for vacant and abandoned property to include vacant lots; establishing a subclass of real property of vacant lots and vacant structures; applying a special real property tax rate to the subclass of real property; requiring the provision of notice of the special real property tax rate; providing for the promulgation of rules and regulations; requiring a certain annual report; defining certain terms; repealing certain sections of Ordinance #24-431 that ordained an abrogation date for the Ordinance; and generally relating to the special real property tax rate levied on vacant lots and vacant structures.

**SUMMARY OF REQUEST:** Applies an increased property tax rate for all unimproved parcels/vacant lots and vacant structures of four times the base rate starting July 1, 2026. This revises the previous legislation, which only included vacant structures and a three times tax rate in the first year and four times the base rate every year thereafter. It proposes to remove the sunseting year of the special tax rate for both unimproved parcels/vacant land and vacant structures.

**RECOMMENDATION:** Approve, in alignment with administration priorities

- Approve: Date of enactment amendment – Initial tax to be levied as of July 1, 2027, assumption of State enabling legislation is amended in Spring 2027 to allow for exemptions.
- Disapprove: Addition of vacant lots to the legislation
- Defer to DHCD on the proposal to remove the sunseting year of special tax rate
- Defer to DHCD on the proposal to remove the onboarding year 3x tax rate

**STAFF:** Danielle Bilot

**INTRODUCED BY:** Councilmember Ramos

**OWNER:** Multiple owners, citywide

**HISTORY:**

- HB2 – Baltimore City – Property Taxes – Authority to Set a Special Rate for Vacant and Abandoned (Maryland State Legislature, passed) [Legislation - HB0002](#)
- Ordinance #24-431 Property Taxes – Special Rate for Vacant and Abandoned Properties [Ord. 24-431 | City of Baltimore Law Library](#)

## **CONFORMITY TO PLANS**

The 2024 Comprehensive Master Plan for the City of Baltimore was enacted by Ordinance #24-426, dated December 2, 2024. The comprehensive plan indicates judicial in rem as one of the tools for the city to acquire nuisance properties to achieve whole-block development outcomes. One of the results of the proposed legislation would be an increase in tax debt for property owners with unpaid property tax bills, therefore generating an increased ability for utilization of judicial in-rem procedures. The tax may also encourage development of currently undeveloped vacant lots. However, as written, this tax rate would be applied in a blanket fashion, including properties that the city does not wish to acquire, that are for use as community benefit, or are not a nuisance to the public. It would create a burden on residents who own and maintain a piece of unimproved property and would create a tax burden on various unimproved properties for community benefit or those zoned as Open Space.

The Green Network Plan was adopted by Planning Commission in September 2018. The Green Network Plan goal is to increase equity, livability, and resiliency through alternative means instead of traditional parks and park-like greening typologies. It was established in collaboration with diverse and numerous stakeholder engagement groups. The plan envisions a holistic, diverse, city-wide system of nodes and corridors. Some of the typologies supported in the plan are forests/forest easements, urban farms and gardens, community-managed open spaces that are privately owned, and more. However, the bill as currently written, would put undue tax burden on these types of properties as they are not currently distinguished from the existing definition of vacant land. In many situations, this could result in removal of existing, diverse, community green spaces.

The Baltimore City Comprehensive Plan, 2024 contains multiple sections related to increasing housing opportunities while decreasing the number of vacant structures. It also highlights the effects of vacant structures/VBNs (vacant building notices), ranging from adjacent property values to public safety to city tax revenue. Vacancy reduction is a high Mayoral and State priority as outlined in Mayor Scott's Mayoral Action Plan. The goal of the proposed increased tax rate on vacant, uninhabitable structures is to encourage improvements to those properties, whether through acquisition by the city or ownership action. This tax would apply to all properties with a VBN, which currently would include an array of unintended applications (detailed in sections below) that would include those under permit and actively undergoing renovations to those with deceased ownerships and tangled titles.

### **APPLICANT'S PROPOSAL SUMMARY AND CODE CONTEXT:**

Mayor Scott signed legislation in December 2024, Ordinance #24-431 Property Taxes - Special Rate for Vacant and Abandoned Property, for the purpose of requiring a special property tax rate for vacant and abandoned property; providing for the promulgation of rules and regulations; requiring a certain notice be sent to owners of real property within the City limits; requiring a certain annual report; defining certain terms; providing for a special effective date; and generally relating to the property tax levied on vacant and abandoned property.

This legislation applied a tax rate at three times the base rate for the first year upon determining vacancy by the Department Housing and Community Development, and four times the base rate

in years thereafter. The intent of this bill is to entice owners who are holding vacant nuisance properties to sell to a willing developer, or in the case of negligent owners, to induce a higher lien balance to force judicial in-rem proceedings. This legislation applied only to vacant buildings as defined in the City Code Article 13.

City Council Bill #25-0088 would apply the same rate structure to vacant lots as currently applied to vacant structures and sets a definition for vacant lots for this purpose. It sunsets the onboarding year of a three times tax rate and sunsets the concluding fiscal year of June 30, 2029 to allow this tax in perpetuity.

- By repealing and reenacting, with amendments, Ordinance #24-431, Sections 3 and 4
- By repealing and reenacting, with amendments, Article 28 , Section 11-1, Baltimore City Code (Edition 2000)
- By adding Article 28, Sections 11-2 through 11-6, Baltimore City Code (Edition 2000)

**ANALYSIS AND IMPACTS OF BILL ON VACANT LAND:**

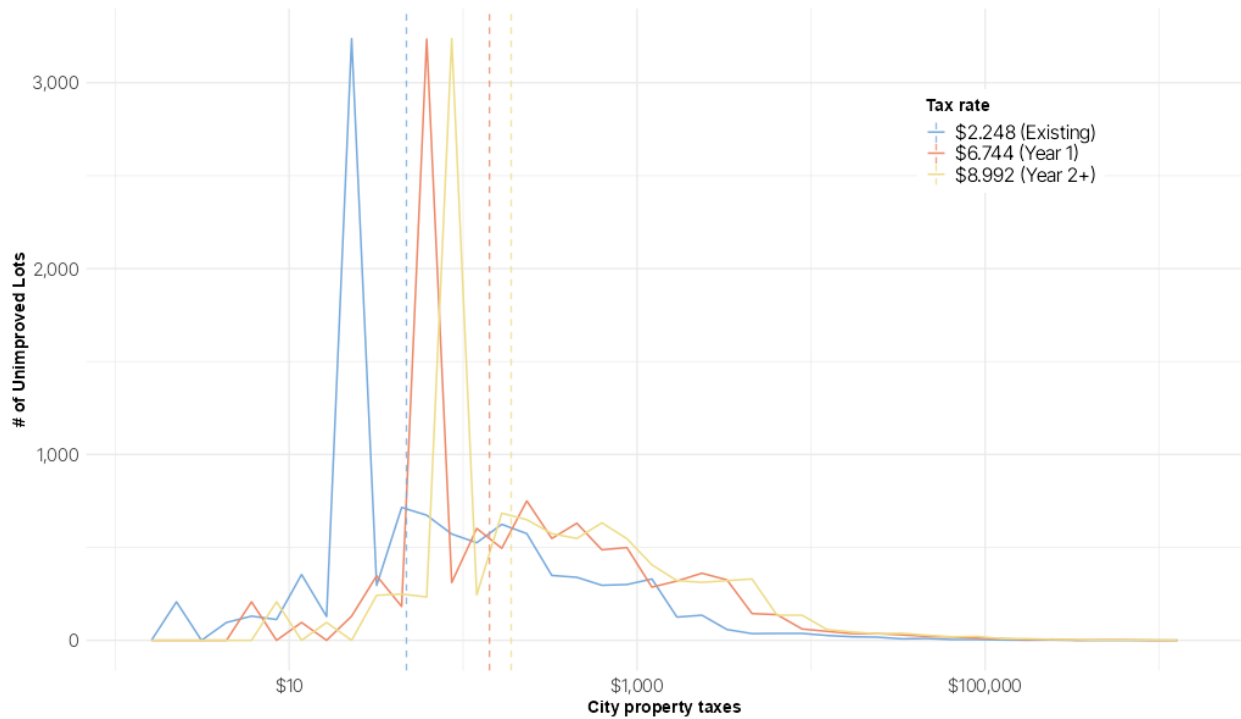
This bill as of April 20<sup>th</sup>, 2026 applies to 9,705 of privately-owned, non-exempt vacant land parcels across all zoning categories. There are 21,023 unimproved lots city-wide, with 238,472 total parcels in Baltimore City. This equates to a total of 4.43% of all parcels as unimproved, privately-owned vacant lots and 4.4% are unimproved, city-owned unimproved parcels (or are unimproved and exempt from city property taxes). The figure below shows the distribution range of city property tax applied to each privately-owned vacant lot to show the impact of the proposal on the taxes owed on these properties.

Currently, as shown below, the median property tax of all current privately-owned vacant lots. The median current property tax is about \$47 and would increase to about \$189 with the proposed bill. This equates to a median taxable basis of these vacant lots of about \$2100.

90% of lots are valued at or below \$37,500. The largest share (8,680 or 82.2%) of these vacant lots are in residential zones. Lots in commercial zones are 6.7% of the total, lots in industrial zones are 3% of the total with all other zoning categories representing 1% or less of the total lots.

## Figure 1: City Taxes on Privately-Owned, Non-Exempt Vacant Lots

**City taxes on privately-owned, non-exempt vacant lots**  
 Under the proposed legislation (CCB 25-0088) the median property taxes would increase from \$47.21 to \$188.83



While the implied goal of the proposed bill is to encourage development, properties affected by the tax rate increase are used for a range of purposes. The increase could have unintended consequences for a number of property owners. The city’s real property data does not discriminate between vacant land that is, for example, owned by a neighboring homeowner and used as a side yard, owned by a land trust for permanent conservation, held by a well-intentioned developer during the predevelopment process, used for urban agriculture, or privately held but publicly accessible open space.

The following legal and legitimate uses for parcels that are designated as vacant lots in the city’s database could be negatively impacted by this legislation. A real example is included for each category only for additional context, as vacant land varies across the city in valuation.

**a. Community managed open space (privately-owned)**

Example: \$240 – Proposed tax rate: \$960

**b. Urban farms/gardens**

Example: ‘24-’25 taxes \$786.80 – Proposed 4x tax: \$3,147.20

**c. Forested properties (not in pre-development)**

Example: ‘24-’25 taxes \$2,769.44 - Proposed 4x tax : \$11,077.76

**d. Private drives and easements**

Example: ‘24-’25 taxes \$22.48 – Proposed 4x tax: \$89.92

**e. Side yards**

Example: '24-'25 taxes \$254.02 – Proposed 4x tax: \$1,016.08

**f. Vacant lots in pre-development**

Example (R8 single lot): '24-'25 taxes \$22.48 – Proposed 4x tax: \$89.92

Railroad parcels, land held by Land Trusts, rights-of-ways, and other property types are categorized as unimproved property, but are either exempt or have a tax base valued at \$0. Burden could fall to Land Trusts as they usually pay taxes up front and request refunds from at least the State level, possibly City-level as well. Some stormwater management facilities would qualify for the special tax rate but was unable to find an example at the time. Some cemeteries would also be subject to the special tax but are exempt. Most cemeteries have at least \$100 of improvements recorded in SDAT. Land that is privately owned and designated as Open Space would be affected by the special tax rate.

There are potential positive impacts of this bill that may include tax revenue increases, incentives for private owners to develop unimproved parcels, or allow some properties to be acquired for whole-block outcomes through judicial in-rem. There are potential negative or unintended impacts as well, which may include property owners that are unable to pay/a property goes into tax sale, parcels zoned as open space request a re-zoning for purposes of development, or urban agriculture sites and other community benefit uses on unimproved property result in a tax sale. Unless this policy can exempt the uses above, the unintended effects of this bill may outweigh the potential positive impacts at this time. Currently there are no exemptions included. To do this, the Department of Housing and Community Development would need to discuss with the Law Department on appropriate approaches and request an amendment to the enabling legislation from the State in the 2027 legislative session (currently planned).

The above are individual examples of the potential impact of the proposed legislation. It does not detail their current use or ownership, nor does it necessarily encompass the true extents of both low and high ends of proposed tax increases. It is intended for initial assessment purposes only.

**ANALYSIS AND IMPACTS OF BILL ON VACANT STRUCTURES:**

A vacant structure as defined in Baltimore City code § 116.4.1.2: “Vacant structure” means a structure or distinguishable part of a structure that is unoccupied, and either unsafe or unfit for human habitation or other authorized use, or a nuisance property (defined in § 116.4.1.3).

The original council bill 24-0601 (same as Ordinance 24-431) is set to start a 3x tax rate on vacant structures as of July 1, 2026. Due to the number of unintended properties and situations affected by the proposed tax, this bill is being heard to postpone the date of enactment until July 1, 2028. This is due to a discrepancy in Maryland State legislative timeline and Baltimore City legislative sessions.

For reference, there are 238,472 total parcels in Baltimore City. Current Baltimore city-wide vacant structures with VBNs (vacant building notices) stands at 5.5%. Commercial rate is 4.8%, Industrial 3.5%, and Residential 5.6% (see Table 2 at end of report). A total of 11,832

commercial/residential/industrial properties currently have VBNs in Baltimore City. This includes exempt and non-exempt properties. A total of about 980 vacant structures/VBNs are owned by Baltimore City, about 8.3% of the overall total. Per a DHCD analysis, in Year 1 of the special tax rate, around 30 properties would be eligible for judicial in-rem acquisition and about 64 parcels in Year 2, which is low.

The goals of the vacant structures special tax are to both encourage active owners to “take action” with their properties, from renovate to demolish, or more quickly push abandoned and/or unsafe properties into in-rem eligible status. This is an important tool for the city to continue reducing vacant and unsafe properties, but currently there are no exemptions proposed. The Maryland State enabling legislation only includes an ability to create subclasses, not exemptions. Due to some limitations in data and management systems, it is difficult to create subclasses of properties without applying the increased tax rate to unintended properties.

The following circumstances would cause the application of the increased tax rate in this bill’s current form (in any zoning class):

- 1. Vacant structures/VBNs not under permit**
  - a. The goals of the legislation are to encourage movement on these properties through an increased tax rate. This is the main typology of VBN that this tax is intended to be applied.
- 2. VBNs (vacant building notices)/vacant structures that are actively being renovated and are under permit**
  - a. While some permits can be submitted to avoid any penalties for non-compliance, this legislation currently does not distinguish between permit types, resulting in the application of an increased tax rate for any VBN/vacant structure under permit. This could strongly affect developers in good standing with the city.
  - b. We currently do not have data on legitimate vs “to-be-in-compliance-only” permits.
- 3. Vacant structures actively on the market with unabated VBNs**
  - a. U&O does not apply until someone/an entity is ready to move in, resulting in the continuation of a VBN.
- 4. New homeowners when developer did not abate the VBN prior to selling (common), the title company fails to disclose a VBN, a homeowner not being clear on the process and time frame to abate a VBN post-purchase, or a real estate agent not properly disclosing a VBN.**
  - a. A renovated home with a VBN may be a sign of permitted or unpermitted construction work which may or may not be IBC-compliant. The new owner may not have this information disclosed as part of the required paperwork when transferring property into their name.
- 5. Developers in holding for additional properties from the City.**
- 6. VBN properties in process of demolition**
  - a. No need to abate a VBN if being demolished

- b. Could benefit Department of Housing and Community Development (DHCD) to acquire unsafe vacant structures more quickly and apply increased tax rate as liens against the property without a need to wait until demolition is complete.
- 7. **Deceased individuals' property when property is still in their name (ex: tangled titles).**
- 8. **While a vacant structure/VBN is in receivership process/in the courts**
- 9. **Commercial (and other non-residential properties):** If a tenant moves out and owner is either not local or away for an extended period of time, the building incurs violations such as broken windows, and is issued a VBN until abated.
  - a. Property owners may not know to get a clean Use and Occupancy (U&O) permit after fixing the stated issues due to continuation of use.

## **EQUITY:**

- **Impact:**
  - In year one a four-time tax rate could cause a variety of community benefits to shutter: Green Network Community-Managed Open Spaces (privately-owned), Urban Farms in Healthy Food Priority Areas, and Vacant Lots in Development.
  - The highest number of neighborhoods with 20%+ Unimproved, Non-Exempt Property (“Vacant Lots”) are located in Council Districts 7, 9, 10, 11, and 12 and North, Northeast, South, East, and West Planning Districts. It could potentially have a positive impact on the redevelopment of derelict properties in those neighborhoods, but also a negative impact on alternative uses of vacant land or current forest canopy coverage. See All Tables at the end of the document for reference.
  - There is a high amount of forest coverage in northwest, west, and southwest Baltimore on unimproved parcels. One of the unintended consequences of this tax could be heightened development that results in high forest canopy loss in addition to our current 1% canopy loss assessed in 2025, which could occur at an unsustainable replacement rate.
  - Urban farms and gardens are often located in Healthy Food Priority Areas, which the majority are in East, West, Northwest, and Southwest Baltimore. This increased tax rate could cause some of those entities to no longer be able to serve their surrounding communities that are in existing food deserts.
  - The highest number of neighborhoods with 10%+ Vacant Building Notices (VBNs) are in Council Districts 6, 7, 9, and 12 and West, Southwest, and Northwest Planning Districts. This tax could exacerbate the strain on individual residents in overburdened, underinvested neighborhoods
- **Engagement:**
  - No direct outreach prior to this meeting due to recommendation of postponement of enactment date and need for State legislation to be amended to include an ability to create exemptions in addition to subclasses. Mailers were sent out to affected vacant structures via DHCD/DOF.

- **Internal Operations:**

- Significant resources are required to update and manage the city’s databases. Additionally, an appeals process or a rebate process, should it be amended for vacant buildings or vacant land, could be cumbersome to administer and prove compliance on behalf of the property owners.
- Enactment date is proposed to be pushed due to need for State enabling legislation to include ability to grant exemptions for both vacant buildings and vacant lots.
- To address vacant lots without an active registration, refer to: Baltimore City Code, Article 13, § 11-4. This can be used as an interim approach if deemed appropriate and necessary by DHCD and their legal team.
- In the Baltimore City Code, there is no listed definition for “*unimproved*” parcel. For the purpose of analysis of the bill, we assume a \$0 in improvements listed in SDAT. Term may need to be defined and adopted.
- The State of Maryland Department of Assessments and Taxation defines *improved* as “... land with one or more structures on it. It is the opposite of unimproved or vacant property. The definition of *improvement(s)* is “total value of all structures on the land”. The term *structure* is also not defined. The term *structure* would need to be defined for clarity to property owners, as signage that is considered a structure can potentially be exploited by non-residentially zoned properties to avoid the increased tax.
- Current data on unimproved properties, potential canopy coverage loss, VBNs under permit, and unabated VBNs post-renovation is not sufficient to understand full impact of the proposed bill.
- The legislation proposes to remove the sunset year on the special tax rate. The purpose of the increased tax rate is likely to encourage development or allow the city to move abandoned properties into inventory for disposition. The Department of Planning will defer to the Department of Housing and Community Development on any recommendations regarding the longevity of applying the proposed tax rates, as this would likely relate to long-term staff capacity.
- Analysis of canopy coverage or forest coverage on vacant land in Baltimore City is currently not fully understood. Increased tax rate could spur forest loss/canopy loss at an unsustainable rate and add to the current overall canopy loss in the city.

**RECOMMENDATION:** Staff therefore recommend that the Planning Commission adopt the proposed amendment to enactment date change from July 1, 2026 to July 1, 2027 to align with administration priorities.

Staff recommend disapproval on the addition of “vacant lots” to the proposed legislation in alignment with administration priorities.

The bill proposes to remove the sunset year, allowing the special tax in perpetuity. The Department of Planning defers to the recommendations by the Department of Housing and Community Development on this aspect.

**Renata Southard**  
**Acting Director**

**Table 1: Planning District Data as of August 1, 2025**

<i>District</i>	<i>Area</i>	<i>Pop.</i>	<i>Housing</i>	<i>VBN</i>	<i>Improved</i>	<i>% VBN</i>	<i>Vacant Lot</i>
			<i>Count</i>	<i>Count</i>	<i>Properties</i>		<i>Count *</i>
Central	0.52 [mi <sup>2</sup> ]	11,292	9,160	13	3,277	0.40%	487
Central Southwest	1.33 [mi <sup>2</sup> ]	14,950	8,482	863	7,121	12.12%	1,295
Downtown	1.69 [mi <sup>2</sup> ]	21,696	15,634	117	4,501	2.60%	116
East	6.74 [mi <sup>2</sup> ]	71,836	34,899	2,121	30,972	6.85%	3,959
North	12.56 [mi <sup>2</sup> ]	108,939	53,507	1,008	39,680	2.54%	2,495
Northeast/ Outer Southeast	18.58 [mi <sup>2</sup> ]	113,104	49,601	481	38,613	1.25%	1,692
Northwest	7.67 [mi <sup>2</sup> ]	53,715	25,371	998	17,032	5.86%	1,493
South	11.87 [mi <sup>2</sup> ]	47,527	22,722	278	12,526	2.22%	1,893
Southeast	0.19 [mi <sup>2</sup> ]	3,369	2,375	11	1,548	0.71%	65
Southwest	9.43 [mi <sup>2</sup> ]	53,483	25,947	2,108	21,577	9.77%	2,162
West	9.93 [mi <sup>2</sup> ]	85,797	45,551	4,277	32,934	12.99%	4,777

\* Vacant lot count includes both exempt and non-exempt parcels

**Table 2: City-wide, Non-exempt and Exempt VBN Data by Zoning Classification as of April 15, 2026**

Zoning class	Open VBNs	Vacancy Rate
Commercial	856	4.80%
Industrial	98	3.50%
Residential	10,878	5.60%
<b>Total (city-wide)</b>	<b>11,832</b>	<b>5.50%</b>

\* City of Baltimore owns about 980 vacant structures/VBNs, about 8.3% of the overall total of VBNs listed above

**Table 3: City-wide, Non-exempt and Exempt, Unimproved Property Data by Zoning Classification as of April 20, 2026**

Zoning class	Non-exempt vacant lots	Exempt vacant lots
Commercial	714	1556
Industrial	415	652
Residential	7366	9507
<b>Total</b>	<b>8495</b>	<b>11,715</b>

**Table 4: Percent non-exempt, unimproved property (“vacant land”) by neighborhood/NSA as of April 15, 2026**

council district	planning district	neighborhood	number of properties	perc. nonexempt unimproved prop
		Lower Herring Run Park	9	89%
		Gwynns Falls/Leakin Park	26	77%
12	north	Saint Paul	189	67%
12	downtown	Perkins	17	65%
12	downtown	Harbor Point	21	57%
1	northeast/ose	O'donnell Heights	32	53%
8	southwest	Franklinton	302	53%
10 and 11	south	Baltimore Peninsula	488	47%
12	northeast/ose	South Clifton Park	589	44%
10	south	Fairfield Area	390	43%
4	northeast/ose	Mt Pleasant Park	7	43%
13 and 12	east	Middle East	1266	42%
3	northeast/ose	Morgan State University	12	42%
10	south	Hawkins Point	124	40%
9 and 11	central southwest	Poppleton	1058	40%
10 and 11	south	Stadium/Entertainment Area	31	39%
12 and 13	east	Broadway East	3843	38%
10	south	Westport	880	38%
7, 12, little 14	north	Jones Falls Area	46	35%
1	east	Canton Industrial Area	256	34%
10	central southwest	Carroll Park	6	33%
10	south	Carroll - Camden Industrial Area	155	33%
8	southwest	Dickeyville	138	33%
2, little 1	northeast/ose	Pulaski Industrial Area	325	32%
7, 9, 11	west	Upton	1836	31%
4, 6	north	Loyola/Notre Dame	26	31%
5	north	Sabina-Mattfeldt	153	31%
7	west	Druid Heights	964	29%
9	west	Harlem Park	1978	29%
12	east	Oliver	2542	28%
9, 7	west	Sandtown-Winchester	3914	28%
12	northeast/ose	Clifton Park	30	27%
10	south	Middle Branch/Reedbird Parks	19	26%
5	northwest	Seton Business Park	42	26%
9	central southwest	Franklin Square	1508	26%
12	east	Johnston Square	1027	25%
10	south	Curtis Bay Industrial Area	28	25%
8	west	Purnell	4	25%
10	south	Mount Winans	391	25%
9	southwest	Boyd-Booth	489	24%
12, little 7	north	Barclay	1131	24%
11	central	Seton Hill	368	23%
5	northwest	Reisterstown Station	375	23%
2, little 3	northeast/ose	Taylor Heights	175	23%
6	northwest	Central Park Heights	2647	22%
12	downtown	Penn-Fallsway	46	22%
7	west	Coppin Heights/Ash-Co-East	1302	22%
6, 7	north	Woodberry	745	21%
13	east	Milton-Montford	807	21%
13	east	Biddle Street	684	21%
7	west	Penn North	1194	21%
9	west	Midtown-Edmondson	1190	20%
11	south	Locust Point Industrial Area	49	20%
9	southwest	Shipley Hill	1280	20%
14	north	Johns Hopkins Homewood	5	20%
13	northeast/ose	Orchard Ridge	171	20%
11	downtown	University Of Maryland	146	20%

**Yellow highlight** = Either mostly open space or mostly industrial

Purple highlight = Neighborhood listed in both VBN and Unimproved parcels lists (Table 4 & 5)

**Table 5: Percent of all improved properties (by neighborhood/NSA) with a VBN as of April 15, 2026**

council district	planning district	neighborhood	number of properties	percent imprv_prop_w_VBN
9	southwest	Carrollton Ridge	2266	39%
9	southwest	Boyd-Booth	489	35%
9	west	Midtown-Edmondson	1190	35%
9	west	Hartem Park	1978	32%
12 and 13	east	Broadway East	3843	30%
7	west	Penn North	1194	28%
9	central southwest	Mount Clare	1233	27%
9	southwest	Shipley Hill	1280	26%
9	west	Mosher	888	24%
7	west	Mondawmin	1386	23%
7, 9	west	Northwest Community Action	778	23%
10	south	Westport	880	23%
12	northeast/ose	South Clifton Park	589	22%
12	north	East Baltimore Midway	1796	22%
7	west	Easterwood	760	22%
9	central southwest	Franklin Square	1508	22%
9, 7	west	Sandtown-Winchester	3914	21%
9	west	Franklinton Road	772	21%
7, 9, 11	west	Upton	1836	21%
9	southwest	Penrose/Fayette Street Outreach	1643	21%
12	northeast/ose	Dartley Park	530	20%
9	southwest	Millhill	796	19%
7	west	Druid Heights	964	19%
12	east	Oliver	2542	19%
6	northwest	Park Circle	1102	17%
7	west	Coppin Heights/Ash-Co-East	1302	16%
9	west	Winchester	596	16%
6	northwest	Central Park Heights	2647	16%
6	northwest	Lucille Park	272	15%
7	west	Auchentoroly-Parkwood	770	14%
6	northwest	Towanda-Grantley	504	14%
9	central southwest	Union Square	547	14%
9	west	Rosemont Homeowners/Tenants	643	14%
9, 7	west	Rosemont	976	13%
12	east	Johnston Square	1027	12%
6	northwest	Langston Hughes	438	12%
6	northwest	Greenspring	1183	12%
13	east	Biddle Street	684	11%
5	northwest	Arlington	991	11%
7	west	Walbrook	1105	10%

Yellow highlight = Either mostly open space or mostly industrial

Purple highlight = Neighborhood listed in both VBN and Unimproved parcels lists (Table 4 & 5)