

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 07-0585**

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Introduced by: Councilmembers Conaway, Young, President Rawlings-Blake, Reisinger, Clarke,  
Harris, Kraft, Holton, Spector, Branch, D'Adamo  
Introduced and read first time: February 12, 2007  
Assigned to: Judiciary and Legislative Investigations Committee

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Committee Report: Favorable with amendments  
Council action: Adopted  
Read second time: April 30, 2007

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**AN ORDINANCE CONCERNING**

**Vacant Structures – Water Cut-Off**

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- 2 FOR the purpose of providing for notice to the Director of Public Works of structures determined  
3 to be vacant; and requiring the Director under certain circumstances to take immediate action  
4 to cut off the water from vacant structures for which bills are in arrears.
- 5 BY repealing and reordaining, without amendments
- 6 Article - Building, Fire, and Related Codes  
7 Section(s) 2-103 (IBC § 115.4 and 115.4.1)  
8 Baltimore City Revised Code  
9 (Edition 2000)
- 10 BY adding
- 11 Article - Building, Fire, and Related Codes  
12 Section(s) 2-103 (IBC § 115.4.6)  
13 Baltimore City Revised Code  
14 (Edition 2000)
- 15 BY repealing and reordaining, with amendments
- 16 Article 24 - Water  
17 Section(s) 2-3(b)  
18 Baltimore City Code  
19 (Edition 2000)

20 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the  
21 Laws of Baltimore City read as follows:

**Baltimore City Revised Code**

**Article – Building, Fire, and Related Codes**

**Part II. International Building Code**

**EXPLANATION:** CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.  
Underlining indicates matter added to the bill by amendment.  
~~Strike out~~ indicates matter stricken from the bill by  
amendment or deleted from existing law by amendment.

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1 **§ 2-103. City modifications.**

2 The additions, deletions, amendments, and other modifications adopted by the City are as  
3 follows:

4 **Section 115 Unsafe Structures**

5 **115.4 Unsafe vacant structures.** Every vacant structure , as defined in this § 115.4, is  
6 declared to be a fire hazard and a nuisance per se, and must be safeguarded and otherwise  
7 maintained as required in this § 115.4.

8 **115.4.1 Definition.** “Vacant structure” means an unoccupied structure that is unsafe or  
9 unfit for human habitation or other authorized use.

10 **115.4.6 NOTICE TO PUBLIC WORKS.** WHENEVER THE BUILDING OFFICIAL DETERMINES  
11 A STRUCTURE TO BE VACANT, THE BUILDING OFFICIAL MUST PROMPTLY NOTIFY THE  
12 DIRECTOR OF PUBLIC WORKS OF THAT DETERMINATION.

13 **Baltimore City Code**

14 **Article 24. Water**

15 **Subtitle 2. Bills**

16 **§ 2-3. Cut-off for nonpayment.**

17 (b) *Arrearages.*

18 (1) Bills in arrears are sufficient reason for discontinuing water service until all  
19 arrearages are paid.

20 (2) IF A STRUCTURE FOR WHICH A BILL IS IN ARREARS IS A VACANT STRUCTURE, AS  
21 DEFINED IN BUILDING CODE § 115.4, THE DEPARTMENT SHALL PROCEED, ~~WITHOUT~~  
22 ~~DELAY OR GRACE PERIOD, TO CUT OFF THE WATER FROM THE PREMISES~~ AS FOLLOWS:

23 (I) FOR A STRUCTURE THAT HAS AN ACCESSIBLE WATER METER, THE DEPARTMENT  
24 SHALL CUT OFF THE WATER TO THE PREMISES; OR

25 (II) FOR A STRUCTURE THAT DOES NOT HAVE AN ACCESSIBLE WATER METER, THE  
26 DEPARTMENT SHALL CUT OFF THE WATER TO THE PREMISES IF DAMAGE TO  
27 ADJACENT PROPERTY IS IMMINENT OR DEMOLITION OF THE PROPERTY IS  
28 PLANNED.

29 **SECTION 2. AND BE IT FURTHER ORDAINED,** That the catchlines contained in this Ordinance  
30 are not law and may not be considered to have been enacted as a part of this or any prior  
31 Ordinance.

32 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30<sup>th</sup> day  
33 after the date it is enacted.

**Council Bill 07-0585**

Certified as duly passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Chief Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

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Mayor, Baltimore City