

**CITY OF BALTIMORE
COUNCIL BILL 21-0016
(First Reader)**

Introduced by: Councilmembers Ramos, Dorsey, Burnett, Middleton, Stokes, McCray, President
Mosby, Councilmembers Cohen, Torrence

Introduced and read first time: January 11, 2021

Assigned to: Ways and Means Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Transportation,
Department of Public Works, Department of Finance

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Liens and Late Charges – Installment Plans**

3 FOR the purpose of authorizing that certain arrearages and liens may be paid through installment
4 payment plan and agreement; establishing the effect of breaching an installment plan
5 agreement; specifying the contents of the notice of an offer of an installment payment plan;
6 specifying certain terms of the installment payment agreement; providing for a special
7 effective date; and generally relating to installment payments of certain arrearages and liens
8 in Baltimore City.

9 BY adding

10 Article 28 - Taxes
11 Section(s) 4-5
12 Baltimore City Code
13 (Edition 2000)

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

16 **Baltimore City Code**

17 **Article 28. Taxes**

18 **Subtitle 4. Collections**

19 **§ 4-5. INSTALLMENT PLANS.**

20 (A) *IN GENERAL.*

21 (1) THE FINANCE DIRECTOR SHALL OFFER AN INSTALLMENT PAYMENT AGREEMENT TO
22 ANY PERSON WHO:

23 (I) IS IN ARREARS FOR TAXES, FEES, OR OTHER CHARGES OWED TO THE CITY; OR

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

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1 (II) HAS HAD A LIEN ATTACHED TO THE PERSON’S PROPERTY BY THE CITY AS THE
2 RESULT OF ARREARAGES FOR TAXES, FEES, OR OTHER CHARGES OWED TO THE
3 CITY.

4 (2) THE DIRECTOR OF FINANCE SHALL REFER ANY PROPERTY OWNER WHO HAS MISSED A
5 PROPERTY TAX PAYMENT TO THE CITY TAX SALE OMBUDSMAN ESTABLISHED BY § 8-6
6 {“CITY TAX SALE OMBUDSMAN”} OF THIS ARTICLE FOR FURTHER PAYMENT
7 ARRANGEMENTS TO AVOID TAX SALE.

8 (3) EXECUTION OF AN INSTALLMENT PAYMENT AGREEMENT ACCEPTABLE TO THE
9 FINANCE DIRECTOR WILL ENABLE THE PERSON TO:

10 (I) AVOID TAX SALE AND FORECLOSURE;

11 (II) AVOID ACCRUAL OF ANY APPLICABLE PENALTIES, PROVIDED THAT THE PERSON
12 REMAINS IN COMPLIANCE WITH THE AGREEMENT.

13 (B) *NOTICE.*

14 EACH OFFER OF AN INSTALLMENT PAYMENT AGREEMENT MUST:

15 (1) INFORM THE PERSON OF THE AVAILABILITY OF AN AGREEMENT;

16 (2) STATE THE MINIMUM TERMS OF THE AGREEMENT THAT WOULD BE ACCEPTABLE TO
17 THE DIRECTOR;

18 (3) EXPLAIN ANY ALTERNATE TERMS THAT MAY BE AVAILABLE;

19 (4) STATE THE DATE BY WHICH THE PERSON MUST CONTACT THE DEPARTMENT OF
20 FINANCE AND EXECUTE AN AGREEMENT IN ORDER TO AVOID TAX SALE OR
21 FORECLOSURE, IF APPLICABLE;

22 (5) INDICATE THE NAME AND TELEPHONE NUMBER OF A DEPARTMENT OF FINANCE
23 REPRESENTATIVE THAT THE PERSON MAY CALL TO DISCUSS AN AGREEMENT; AND

24 (6) STATE WHAT ACTION THE DEPARTMENT OF FINANCE WILL TAKE IF AN
25 INSTALLMENT PAYMENT AGREEMENT IS NOT EXECUTED AND RETURNED BY ITS
26 DUE DATE.

27 (C) *TERMS OF AGREEMENT.*

28 AN INSTALLMENT PAYMENT AGREEMENT SHALL SET FORTH:

29 (1) THE TOTAL AMOUNT AND DATES OF THE DELINQUENT CHARGES COVERED BY THE
30 AGREEMENT;

31 (2) THE TIME PERIOD OVER WHICH THE TOTAL AMOUNT SHALL BE PAID; AND

32 (3) THE NUMBER, DUE DATE, AND AMOUNT OF EACH PERIODIC PAYMENT DUE UNDER
33 THE AGREEMENT.

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1 (D) *NOTICE OF INSTALLMENT PAYMENTS DUE.*

2 THE FINANCE DEPARTMENT SHALL MAIL TO THE ANY PERSON WHO IS SUBJECT TO AN
3 INSTALLMENT PAYMENT AGREEMENT 30 DAYS' NOTICE OF EACH INSTALLMENT PAYMENT
4 DUE UNDER THE AGREEMENT.

5 (E) *EFFECT OF BREACH.*

6 IF PAYMENT IS MISSED AND THE PAYMENT AGREEMENT DECLARED TO BE BREACHED, THE
7 SUSPENDED PENALTIES SHALL BE REINSTATED AND ALL SUBSEQUENT PENALTIES SHALL
8 CONTINUE TO ACCRUE.

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

12 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on January 1,
13 2022.