

**CITY OF BALTIMORE  
COUNCIL BILL 22-0100R  
(First Reader)**

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Introduced by: Councilmember Ramos, Bullock, Torrence

Introduced and read first time: April 4, 2022

Assigned to: Ways and Means Committee

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REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Housing and Community Development

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A RESOLUTION ENTITLED

1 A COUNCIL RESOLUTION concerning

2 **Informational Hearing – Judicial In Rem Foreclosure**

3 FOR the purpose of inviting the Commissioner of the Department of Housing and Community  
4 Development, the Deputy City Solicitor, and other relevant parties to come before the City  
5 Council to describe the in rem foreclosure process, inform the Council on the capacity of the  
6 Department of Housing and Community Development to increase in rem foreclosure cases,  
7 inform the Council on the role of the Circuit Court in the in rem foreclosure process, and  
8 recommend measures the City Council can take to support these efforts.

9 **Recitals**

10 In 2016, the Center for Community Progress authored a report about the Baltimore City tax  
11 sale system and suggested a number of reforms, including the implementation of the judicial in  
12 rem tax foreclosure process.

13 In 2019, Maryland Senate Bill 509/House Bill 557, sponsored by Senator Eckardt of  
14 Dorchester County and Delegate Holmes of Prince George’s County, passed the General  
15 Assembly, enabling jurisdictions to use in rem foreclosure to acquire vacant and abandoned  
16 properties. This was one of the actions recommended by the Tax Sale Task Force study that was  
17 completed in 2017.

18 In 2020, the Baltimore City Council passed Council Bill 20-0529, which established the in  
19 rem tax foreclosure process in Baltimore City.

20 In rem tax foreclosure allows the City to remove an abandoned property with  
21 liens that exceed the value of the property from tax sale and then foreclose on the liens. The City  
22 then takes title of the property and can utilize it for community development purposes in  
23 collaboration with the community. It is the best tool the City has to eliminate blight through  
24 rehabilitation or demolition of properties, while also controlling the outcome of the process.

25 **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BALTIMORE,** That the  
26 Baltimore City Council invites the Commissioner of the Department of Housing and Community  
27 Development, the Deputy City Solicitor, and other relevant parties to come before the City  
28 Council to describe the in rem foreclosure process, inform the Council on the capacity of the  
29 Department of Housing and Community Development to increase in rem foreclosure cases,

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

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1 inform the Council on the role of the Circuit Court in the in rem foreclosure process, and  
2 recommend measures the City Council can take to support these efforts.

3 **AND BE IT FURTHER RESOLVED**, That a copy of this Resolution be sent to the Commissioner  
4 of the Department of Housing and Community Development, the Deputy City Solicitor, and the  
5 Mayor’s Legislative Liaison to the City Council.