



MEMORANDUM

DATE: December 27, 2022
TO: Economic and Community Development Committee
FROM: Colin Tarbert, President and CEO 
POSITION: Favorable
SUBJECT: Council Bill 22-0287 – Real Estate Practices – Disclosures – Historic Districts

INTRODUCTION

The Baltimore Development Corporation (BDC) is reporting on City Council Bill 22-0287 introduced by Councilmembers Bullock, Middleton, Torrence, Dorsey, Conway, Burnett, Schleifer, Ramos, Porter, Glover and Cohen.

PURPOSE

The purpose of the legislation is to require property owners to disclose to buyers when the property is located in an historic district. The legislation also imposes fines for work done without receiving an authorization to proceed from the Commission for Historic Architecture Preservation (CHAP).

BRIEF HISTORY

The proposed bill is designed to provide fair notice to buyers that the property is subject to review of exterior work by CHAP. This bill will not impose any additional conditions on a buyer and will not interfere with common and popular exterior work that is often undertaken on properties. This legislation imposes no meaningful burden on property sellers and is likely to both reduce the number of situations where work on historic properties is done without CHAP authorization and minimize the chance that the buyer of such a property is unable to adhere to historic guidelines.

FISCAL IMPACT

There are no fiscal impacts to BDC.

AGENCY POSITION

The Baltimore Development Corporation respectfully requests a **favorable** report on City Council Bill 22-0287. If you have any questions, please contact Kim Clark at 410-837-9305 or KClark@baltimoredevelopment.com.

cc: Nina Themelis, Mayor's Office of Government Relations
Sophia Gebrehiwot, Mayor's Office of Government Relations

DG