

**CITY OF BALTIMORE
COUNCIL BILL 21-0078
(First Reader)**

Introduced by: Councilmembers Ramos, Conway, Cohen, Middleton, Torrence

Introduced and read first time: May 3, 2021

Assigned to: Economic and Community Development Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Planning, Department of Housing and Community Development, Baltimore Development Corporation, Department of Real Estate

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Required Real Estate Disclosures – Formerly Vacant Structures**

3 FOR the purpose of requiring certain disclosures in order to sell a property that was formerly
4 issued a vacant building notice; and providing for certain penalties.

5 BY adding

6 Article 2 - Consumer Protections

7 Section 14-8

8 Baltimore City Code

9 (Edition 2000)

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

12 **Baltimore City Code**

13 **Article 2. Consumer Protections**

14 **Subtitle 14. Real Estate Practices – Disclosures**

15 **§ 14-7. {RESERVED}**

16 **§ 14-8. FORMERLY VACANT STRUCTURES.**

17 (A) *SCOPE OF SECTION.*

18 THIS SECTION ONLY APPLIES TO REAL PROPERTY THAT:

19 (1) HAD BEEN CITED WITH A VACANT BUILDING NOTICE THAT REMAINED UNABATED
20 UNTIL THE REHABILITATION DESCRIBED IN THIS SUBSECTION;

21 (2) HAS BEEN REHABILITATED IN COMPLIANCE WITH APPLICABLE LOCAL LAWS AND
22 REGULATIONS; AND

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

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1 (3) HAS NOT BEEN PREVIOUSLY OCCUPIED SINCE THE REHABILITATION.

2 (B) *IN GENERAL.*

3 ON OR BEFORE ENTERING INTO A CONTRACT FOR THE SALE OF ANY REAL PROPERTY, THE
4 SELLER MUST DISCLOSE TO THE BUYER THAT:

5 (1) THE PROPERTY HAD BEEN ISSUED A VACANT BUILDING NOTICE BY THE CITY;

6 (2) THE NOTICE HAS SINCE BEEN ABATED; AND

7 (3) THE SELLER HAS OBTAINED A VALID AND CURRENT OCCUPANCY PERMIT FOR THE
8 PREMISES FROM THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT.

9 (C) *PENALTY.*

10 ANY PERSON WHO VIOLATES ANY PROVISION OF THIS SECTION IS GUILTY OF A
11 MISDEMEANOR AND, ON CONVICTION, IS SUBJECT TO A FINE OF NOT MORE THAN \$1,000
12 FOR EACH OFFENSE.

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

16 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the 30th day
17 after the date it is enacted.