



BILL SYNOPSIS

Committee: Economic and Community Development

Bill: 21-0078

Required Real Estate Disclosures - Formerly Vacant Structures

Sponsor: Councilmember Ramos

Introduced: May 3, 2021

Purpose:

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

Effective: The 30th day after the date it is enacted

Agency Reports

City Solicitor	
Planning Commission	Defers to HCD
Department of Housing and Community Development (HCD)	Favorable/Amendment
Baltimore Development Corporation	Favorable
Department of Real Estate	

Analysis

Current Law

Article 2 – Consumer Protections; Section 14-8; Baltimore City Revised Code (Edition 2000).

Background

The *Building, Fire and Related Codes of Baltimore City* defines a vacant structure as one which is unoccupied and either unsafe or unfit for human habitation or other authorized use, or is a nuisance property (*Section 116.4.1.2*). A property cited as “vacant” as a result of a violation notice is considered to be abandoned or in need of substantial repair. A vacant structure may not be re-occupied until the vacant violation notice has been abated and an occupancy permit has been issued. An occupancy permit, however, is not required to sell a vacant property.

Bill 21-0078 proposes to add new language to the *Baltimore City Code Article 2 – Consumer Protections – Subtitle 14 - Real Estate Practices Disclosures*. The bill would apply only to:

- real property previously cited with a vacant building notice
- real property that remained unabated until rehabilitation
- real property has not been occupied since rehabilitation

The rehabilitation must comply with applicable local laws and regulations.

If approved the, bill would require that before entering into a contract for sale of any real property, the seller **must disclose** to a buyer:

1. that a vacant building notice was issued by the City,
2. whether the vacant building notice has been abated, and
3. whether the seller has obtained a valid and current occupancy permit from the Department of Housing and Community Development.

Sellers that violate the disclosure law would be guilty of a misdemeanor and on conviction could be fined up to \$1,000 or each offense.

Amendments

Amendments are proposed for the bill (see attachments).

Additional Information

Fiscal Note: Not Available

Information Source(s): Bill 21-0078

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