

A Council Resolution concerning

Study and Report - Eviction Chattels - Disposal of Tenant's Possession

For the purpose of requiring the Commissioner of the Department of Housing and Community Development, the City Solicitor, the Baltimore City Sheriff, and the Comptroller to submit a report that details how their respective agencies assist in protecting tenants' rights during the course of the eviction process, including the disposal of tenants' possessions; and providing for a special effective date.

Section 1. Be it ordained by the Mayor and City Council of Baltimore, That:

- (a) No later than 120 days after the enactment of this Ordinance, the Commissioner of the Department of Housing and Community Development, the City Solicitor, the Baltimore City Sheriff, and the Comptroller shall submit a report that details how their respective agencies assist in protecting tenants' rights during the course of the eviction process, including the disposal of tenants' possessions.
- (b) Prior to the report's final submission to the City Council a public notice shall be published containing the report and seeking public comment for at least 30 days.
- (c) The report shall include:
 - (1) an overview of State and City laws that address the disposal of a tenants' possessions during the course of an eviction;
 - (2) a review by the Baltimore City Sheriff's Office's on the Office's involvement in the eviction process and how tenants' rights are protected during an eviction;
 - (3) a review by the City Solicitor of what is considered "proper notice" in the context of an eviction proceeding;
 - (4) an explanation by the City Solicitor regarding how to provide "proper notice" to ensure compliance with applicable laws;
 - (5) the City Solicitor's recommendation regarding how tenants may recapture abandoned property in a landlord's possession;
 - (6) the Comptroller's analysis of taxpayer monies spent by the City to dispose of abandoned tenant property;
 - (7) the Comptroller's recommendations on how the City may financially support the transportation and storage of abandoned tenant property until such a time when the tenant may claim such property;
 - (8) a review of information by that the Commissioner of the Department of Housing and Community Development regarding which, if any, Department programs assist in eviction prevention and, if necessary, relocation;
 - (9) data furnished by the Commissioner of the Department of Housing and Community Development on the incidence of tenant holding over cases and how such cases typically resolve;
 - (10) an interview conducted by the Commissioner of the Department of Housing and Community Development and the Comptroller with representatives from Baltimore Renters United, including a review of their organization's work

regarding evictions, specifically, the cost of storing possessions post eviction and how to educate tenants on their rights; and

- (d) The City Council shall call a hearing where the Commissioner of the Department of Housing and Community Development, the City Solicitor, the Baltimore City Sheriff, and the Comptroller present the report and engage in a dialogue about how to improve processes relating to evictions, including: (a) how to ensure proper notice in all evictions; (b) how to facilitate the storage of tenants' possessions; and (c) how to communicate the intent to move tenants' property.

Now, therefore, be it resolved by the City Council of Baltimore, That this Ordinance takes effect on the date it is enacted.