



Legislation Text

File #: 24-0541, Version: 0

Explanation: Capitals indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

* **Warning:** This is an unofficial, introductory copy of the bill.
The official copy considered by the City Council is the first reader copy.

Introductory*

**City of Baltimore
Council Bill**

Introduced by: Councilmember Ramos

A Bill Entitled

An Ordinance concerning

Real Estate Practices - Disclosures - Urban Renewal Plans

For the purpose of requiring certain disclosures in order to sell a property that is located in an area subject to an Urban Renewal Plan; defining certain terms; and providing for certain penalties.

By repealing and re-ordaining, with amendments,

Article 2 - Consumer Protections
Section 14-1
Baltimore City Code
(Edition 2000)

By adding

Article 2 - Consumer Protections
Section 14-9
Baltimore City Code
(Edition 2000)

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

Baltimore City Code

Article 2. Consumer Protections

Subtitle 14. Real Estate Practices - Disclosures

§ 14-1. Definitions.

(a) *In general.*

In this subtitle, the following terms have the meanings indicated.

[(b) - (d) {*Repealed*}]

(b) *Building permit.*

“Building permit” has the meaning stated in § 202.2.11 of the Baltimore City Building Code.

(c) [(e)] *Seller.*

“Seller” means:

- (1) the owner of real property being offered for sale; or
- (2) a real estate agent, attorney, lender, or other person acting on behalf of the owner of the property being offered for sale.

(d) *Urban Renewal Plan.*

“Urban Renewal Plan” means a form of overlay zoning adopted by the Mayor and City Council of Baltimore that:

- (1) regulates a specific geographical area in the City; and
- (2) is more restrictive than the City’s zoning code.

§ 14-9. Urban Renewal Plans.

(a) *In general.*

On or before entering into a contract for the sale of any real property, the seller must disclose to the buyer in writing whether the property is located in an area that has an Urban Renewal Plan.

(b) *Form of disclosure.*

The disclosure required by this section shall read as stated:

“Urban Renewal Plan - DISCLOSURE

This property is [] is not [] located within an area with an Urban Renewal Plan.

_____ Seller’s Initials

An Urban Renewal Plan (URP) is a form of overlay zoning that is more restrictive than the City’s zoning code. URPs regulate specific geographies ranging from small business districts to entire communities. Most URPs include land use restrictions and design guidelines. Some URPs also include acquisition and disposition authority.

Building Permit Required

No construction on the property can begin without first obtaining a building permit. The process includes a review of the permit from the Department of Planning to determine if the renovations comply with the land use restrictions and design guidelines of the URP.

Baltimore City Department of Planning

[insert mailing address]
[insert telephone number]
[insert website address]”.

(c) *Penalty.*

Any person who violates any provision of this section is guilty of a misdemeanor and, on conviction, is subject to a fine of not more than \$500 for each offense.

Section 2. And Be it Further Ordained, That this Ordinance does not operate retroactively to require any property seller to give the notice created by this bill if an offer for sale of that property has already been accepted prior to the bill’s effective date.

Section 3. And be it further ordained, That this Ordinance takes effect on the 30th day after the date it is enacted.