



Legislation Text

File #: 21-0078, 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

**Required Real Estate Disclosures - Formerly Vacant Structures**

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.

By adding

Article 2 - Consumer Protections  
Section 14-8  
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**

§ 14-7. *{Reserved}*

§ 14-8. **Formerly vacant structures.**

(a) *Scope of section.*

This section only applies to real property that:

- (1) had been cited with a vacant building notice that remained unabated until the rehabilitation described in this subsection;
- (2) has been rehabilitated in compliance with applicable local laws and regulations; and

(3) has not been previously occupied since the rehabilitation.

(b) *In general.*

On or before entering into a contract for the sale of any real property, the seller must disclose to the buyer that:

- (1) the property had been issued a vacant building notice by the City;
- (2) the notice has since been abated; and
- (3) the seller has obtained a valid and current occupancy permit for the premises from the Department of Housing and Community Development.

(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 \$1,000 for each offense.

**Section 2. And be it further ordained,** That the catchlines contained in this Ordinance are not law and may not be considered to have been enacted as a part of this or any prior Ordinance.

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