



Legislation Details (With Text)

File #: 22-0204 **Version:** 0 **Name:** Vacant Structures - 3-1-1 Complaint Fines
Type: Ordinance **Status:** 3rd Reader, final passage
File created: 3/21/2022 **In control:** Baltimore City Council
On agenda: **Final action:**
Enactment date: **Enactment #:**

Title: Vacant Structures - 3-1-1 Complaint Fines
 For the purpose of establishing a fee structure for repeated substantiated 3-1-1 service requests; providing for a special effective date; and generally relating to fining the owner of a vacant structure for repeated service requests.

Sponsors: President Nicholas J. Mosby, Sharon Green Middleton

Indexes: 311 Services, Vacant Structures

Code sections:

Attachments: 1. 22-0204~1st Reader, 2. 22-0204 ECB, 3. Law 22-0204, 4. DHCD 22-0204, 5. Finance 22-0204, 6. 22-0204 BCIT, 7. 22-0204 Agenda, 8. 22-0204 Bill Synopsis, 9. 22-0204 Minutes, 10. 22-0204 Testimony - B Nelson, 11. 22-0204 Hearing Notes, 12. 22-0204 Attendance Form 10-11-22, 13. 22-0204 Agenda 02-07-23, 14. 22-0204 Attendance Form 02-07-23, 15. 22-0204 02-07-23 Voting Session Notes, 16. 22-0204 Minutes 02-07-23, 17. 22-0204 Agenda 03-07-23, 18. 22-0204 Voting Session Notes 03-07-23, 19. 22-0204 Attendance Form 03-07-22, 20. 22-0204 Minutes 03-07-23, 21. 22-0204 - Voting Form 03-07-23, 22. 2nd Reader Amendments 22-0204(1)~1st (Comm - ECD)

Date	Ver.	Action By	Action	Result
3/13/2023	0	Baltimore City Council	3rd Reader, for final passage	
3/13/2023	0	Economic and Community Development	Recommended Favorably with Amendment	
3/7/2023	0	Economic and Community Development	Recommended Favorably with Amendment	Pass
2/24/2023	0	Economic and Community Development	Scheduled for Voting Session	
2/23/2023	0	Economic and Community Development	Scheduled for Voting Session	
2/6/2023	0	Economic and Community Development	Scheduled for Voting Session	
12/5/2022	0	Economic and Community Development	Scheduled for a Public Hearing	
9/12/2022	0	Economic and Community Development	Scheduled for a Public Hearing	
3/24/2022	0	Baltimore City Council	Refer to Dept. of Finance	
3/24/2022	0	Baltimore City Council	Refer to City Solicitor	
3/24/2022	0	Baltimore City Council	Refer to Dept. of Housing and Community Development	
3/24/2022	0	Baltimore City Council	Refer to Environmental Control Board	
3/24/2022	0	Baltimore City Council	Refer to Mayor's Office of Information Technology	
3/21/2022	0	Baltimore City Council	Assigned	

3/21/2022

0

Baltimore City Council

Introduced

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: President Mosby

A Bill Entitled

An Ordinance concerning

Vacant Structures - 3-1-1 Complaint Fines

For the purpose of establishing a fee structure for repeated substantiated 3-1-1 service requests; providing for a special effective date; and generally relating to fining the owner of a vacant structure for repeated service requests.

By adding

Article 13 - Housing and Urban Development

Section(s) 4A-1 through 4A-4 to be under the new subtitle designation,

“Subtitle 4A. Service Request Fines”

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 13. Housings and Urban Development

Subtitle 4A. Service Request Fines

§ 4A-1. Definitions.

(a) *In general.*

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

(b) *Code enforcement officer.*

“Code enforcement officer” means:

(1) a Baltimore City police officer;

(2) a Special Enforcement Officer appointed under City Code Article 19, Subtitle 17 {“Special Enforcement Officers”}; or

(3) any City employee who:

- (i) is in a position of trust, as defined by the Baltimore City Administrative Manual AM-20-4 {"Positions of Trust"}; and
- (ii) has been authorized by the head of the employee’s agency to issue environmental citations.

(c) *Director.*

“Director” means the Executive Director of the Environmental Control Board of Baltimore City.

(d) *Service request.*

“Service request” means a complaint submitted to Baltimore City’s 3-1-1 system about the condition or state of a property.

(e) *Substantiated service request.*

“Substantiated service request” means a service request that a City agency has investigated and determined to be a valid complaint.

(f) *Vacant structure.*

(1) *In general.*

“Vacant structure” means any structure that is subject to an unabated violation notice issued under § 116 {"Unsafe Structures"} of the Baltimore City Building Code.

(2) *Exclusions.*

“Vacant structure” does not include an accessory structure that is not intended for occupancy, such as a:

- (i) garage;
- (ii) shed; or
- (iii) storage building.

§ 4A-2. Fee Schedule.

After a City agency responds to a substantiated service request at a vacant structure for the 2nd time in a 12-month period, a fee shall be imposed and an invoice shall be sent to the owner of the structure for each service request response, based upon the following fee schedule:

Service Request Response	Fees
1 st	-
2 nd	\$100
3 rd	\$200
4 th	\$300
5 th	\$500

6 th	\$750
7 th	\$1,000
8 th	\$1,500
9 th	\$2000
10 th	\$2,500

§ 4A-3. Late fee.

The Director may assess a late fee of up to \$50 for any unpaid fee charged under this subtitle and send an invoice to the owner of the structure:

- (1) 30 days or more after the issuance of the invoice described in § 4A-2 of this subtitle that the fee has been imposed; or
- (2) if a timely appeal has been made, 30 days or more after the final decision in that appeal.

§4A-4. Penalty.

If the fee or late fee assessed under this subtitle is not paid within 10 business days of the issuance of the invoice described in § 4A-3 of this subtitle, the Director may revoke the vacant structure’s registration under Subtitle 4 {“Registration of Non-Owner-Occupied Dwellings, Rooming Houses, and Vacant Structures”}.

§ 4A-4. Exemptions.

A vacant structure is exempt from the fees established under this subtitle if the vacant structure is owned by a governmental entity or an instrumentality or unit of a governmental entity.

Section 2. And be it further ordained, That this Ordinance takes effect on the 90th day after the date it is enacted.