



## Legislation Text

File #: 19-0140R, Version: 0

\* **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 R (Resolution)

Introduced by: Councilmember Clarke

#### A Resolution Entitled

A Council Resolution concerning

#### **Request for State Action - In Rem Foreclosure and Sale for Vacant and Abandoned Properties**

For the purpose of calling upon the General Assembly to pass and the Governor to sign legislation that would allow Baltimore City and other local jurisdictions to pursue *in rem* foreclosures against certain abandoned and vacant properties.

#### Recitals

We are all familiar with Baltimore's struggle to seek a solution for the thousands of vacant and abandoned properties that are a blight on our neighborhoods and communities. Through the efforts of Vacants-to-Value and Project CORE, we are making progress, but the magnitude of the issue deserves an all-of-the above approach to truly combat it. House Bill 557 and Senate Bill 509, as cross-filed, authorizes local governments to pursue judicial *in rem* tax foreclosures against certain blighted properties and is another step in the right direction to removing blight from our communities.

H.B. 557 and S.B. 509 would allow Baltimore City to establish a judicial *in rem* process, eliminating the tax sale process on properties, structures, and lots that have unpaid liens for at least 6 months and are considered vacant and abandoned. This *in rem* process is a faster process and ensures vacant and abandoned properties with unpaid liens are made available for redevelopment. Often, these properties sit vacant for years going through the tax sale process and no one bids on them because the value of the liens are more than the value of the property. The *in rem* process allows for Baltimore City to foreclose on the property and make it available for redevelopment with clear title. Amendments will strengthen the bill to allow local jurisdictions to hold the property after the foreclosure sale.

The process outlined by H.B. 557 and S.B. 509 is an efficient and effective way to reduce the amount of blighted properties in Baltimore City and will build upon the work that other programs have been doing to help redevelop our communities.

**Now, therefore, be it resolved by the City Council of Baltimore,** That the Council calls upon the General Assembly to pass and the Governor to sign legislation that would allow Baltimore City and other local jurisdictions to pursue *in rem* foreclosures against certain abandoned and vacant properties.

**And be it further resolved,** That a copy of this Resolution be sent to *the Governor, the*

*Chairs and Members of the Baltimore City House and Senate Delegations to the Maryland General Assembly, the President of the Maryland Senate, the Maryland House*

*Speaker, the Baltimore City Housing Commissioner, the Mayor, and the Mayor's Legislative Liaison to the City Council.*