

**Department of Legislative Services**  
Maryland General Assembly  
2001 Session

**FISCAL NOTE**

House Bill 884 (Delegate McIntosh, *et al.*)  
Economic Matters

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**Real Property - Preservation of Housing for the Elderly**

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This bill prohibits a person from demolishing a single residential complex with 50 or more dwelling units and converting the land to educational or recreational use if: (1) the demolition is for the benefit of a private primary or secondary school; (2) more than half of the occupants during the three years preceding the date of proposed demolition were aged 60 or over; (3) the dwelling units are located in a county or municipal corporation that has experienced a 20% population loss in the 20 years preceding the date of the proposed demolition; and (4) the dwelling units have not been condemned or declared unfit for human habitation by the county or municipal corporation.

The bill is effective June, 1, 2001.

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**Fiscal Summary**

**State Effect:** None.

**Local Effect:** Minimal.

**Small Business Effect:** None.

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**Analysis**

**Current Law:** None applicable.

**Local Fiscal Effect:** Most jurisdictions that responded to requests for information about the bill indicated that the bill would not apply to them or affect them. Baltimore City,

however, advises that the bill would prevent the Calvert School, a private primary school, from demolishing a residential complex it has acquired in North Baltimore to build a playing field and a middle school because many residents in the complex are senior citizens. Preserving the property as residential would allow the city to continue collecting the same level of property tax revenue.

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### **Additional Information**

**Prior Introductions:** None.

**Cross File:** SB 794 (Senator Hoffman) – Rules.

**Information Source(s):** Department of Housing and Community Development; Town of Indian Head; Baltimore City; Carroll, Prince George's, Queen Anne's, and Harford counties; Town of Havre de Grace; Department of Legislative Services

**Fiscal Note History:** First Reader – March 5, 2001  
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