

# HOUSE BILL 653

L2

3lr1565

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By: **Charles County Delegation**

Introduced and read first time: February 1, 2013

Assigned to: Environmental Matters

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Committee Report: Favorable with amendments

House action: Adopted

Read second time: March 15, 2013

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## CHAPTER \_\_\_\_\_

1 AN ACT concerning

2 **Charles County – Building Code – Abatement of Violations**

3 FOR the purpose of authorizing the County Commissioners of Charles County to abate  
4 a violation of the building code; authorizing the County Commissioners to  
5 assess the reasonable costs of an abatement of a building code violation against  
6 the property; requiring the assessment to be added to the annual tax bill,  
7 collected in a certain manner, and subject to the same interest and penalty for  
8 nonpayment as provided by law for the nonpayment of county taxes; providing  
9 that the assessment is a lien on the property from the date of assessment until  
10 paid; and generally relating to the abatement of violations of the building code  
11 in Charles County.

12 BY repealing and reenacting, with amendments,

13 ~~Article 25 – County Commissioners~~  
14 ~~Section 10E~~  
15 ~~Annotated Code of Maryland~~  
16 ~~(2011 Replacement Volume and 2012 Supplement)~~

17 Article – Local Government

18 Section 13-904

19 Annotated Code of Maryland

20 (As enacted by Chapter \_\_\_\_\_ (H.B. 472) of the Acts of the General Assembly of  
21 2013)

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



1 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF  
2 MARYLAND, That the Laws of Maryland read as follows:

3 ~~Article 25 – County Commissioners~~

4 ~~10E.~~

5 ~~(a) (1) Not later than June 1, 1966, the County Commissioners of Charles~~  
6 ~~County shall adopt a building code for the county which shall specify standards for the~~  
7 ~~construction, maintenance and repair of all buildings and structures located in the~~  
8 ~~county. The building code shall substantially conform to the basic building code~~  
9 ~~adopted by the Building Officials Conference of America. The County Commissioners~~  
10 ~~may from time to time amend the code, but only after a public hearing on the proposed~~  
11 ~~changes.~~

12 ~~(2) The County Commissioners are authorized to impose a fee for any~~  
13 ~~permit issued under the building code.~~

14 ~~(3) The Charles County Commissioners shall appoint a building~~  
15 ~~inspector for the county and such assistant inspectors as may be required at the~~  
16 ~~salaries fixed in the annual county budget. The inspectors shall enforce the building~~  
17 ~~code and in addition shall enforce the rules and regulations adopted by the~~  
18 ~~commission.~~

19 ~~(b) The County Commissioners may [provide]:~~

20 ~~(1) PROVIDE penalties for violations of the building code; AND~~

21 Article – Local Government

22 13-904.

23 (a) (1) The County Commissioners of Charles County shall adopt a  
24 building code that:

25 (i) specifies standards for constructing, maintaining, or  
26 repairing buildings and structures; and

27 (ii) substantially conforms to the basic building code adopted by  
28 the International Code Council.

29 (2) After a hearing on the proposed changes, the county commissioners  
30 may amend the code.

31 (b) In Charles County, the building code adopted under this section does not  
32 apply to any farm buildings or any other outbuilding with a cost of less than \$2,500.

1       (c) The County Commissioners of Charles County may impose a fee for a  
2 permit issued under the building code.

3       (d) (1) The County Commissioners of Charles County shall appoint a  
4 building inspector and assistant inspectors at salaries as provided in the county  
5 budget.

6               (2) The inspectors shall enforce the building code and the related  
7 regulations.

8       (e) The County Commissioners of Charles County may:

9               (1) provide penalties for a violation of the building code; AND

10              (2) ~~ABATE~~ ABATE A VIOLATION OF THE BUILDING CODE.

11       ~~(F)~~ (F) (1) IF THE COUNTY COMMISSIONERS OF CHARLES COUNTY  
12 ABATE A VIOLATION OF THE BUILDING CODE, THE COUNTY COMMISSIONERS  
13 COUNTY COMMISSIONERS MAY ASSESS AGAINST THE PROPERTY THE  
14 REASONABLE COSTS OF THE ABATEMENT.

15              (2) THE ASSESSMENT SHALL BE:

16                   (I) ~~ADDED~~ ADDED TO THE ANNUAL TAX BILL OF THE  
17 PROPERTY TO BE COLLECTED IN THE SAME MANNER AS ORDINARY TAXES ARE  
18 COLLECTED; AND

19                   (II) ~~SUBJECT~~ SUBJECT TO THE SAME INTEREST AND  
20 PENALTY FOR NONPAYMENT AS PROVIDED BY LAW FOR THE NONPAYMENT OF  
21 COUNTY TAXES.

22              (3) THE ASSESSMENT IS A LIEN AGAINST THE PROPERTY FROM  
23 THE DATE OF ASSESSMENT UNTIL PAID.

24       ~~(D)~~ ~~All farm buildings and all other outbuildings with a cost less than~~  
25 ~~\$2,500.00 shall not be subject to the provisions of any building code adopted under this~~  
26 ~~section.~~

27       SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
28 October 1, 2013.