

Department of Fiscal Services
Maryland General Assembly

FISCAL NOTE
Revised

House Bill 421 (Delegate Curran, et al.)

Commerce and Government Matters

Referred to Judicial Proceedings

Baltimore City - Nuisance Abatement and Local Code Enforcement - Community Associations - Enforcement Authority

This enrolled bill allows “community associations” to seek injunctive and other relief in the circuit court from a qualifying “nuisance” in Baltimore City. “Nuisance” means an act or condition knowingly created, performed, or maintained on private property that constitutes a local code violation. The condition must significantly affect other residents, diminish the value of neighboring property, and create a public health, safety, or welfare hazard or obstruct the reasonable use of other property. An action may not be brought until 60 days after the community association notifies the local enforcement agency. Similarly, an action may not be brought until 60 days after the tenant and owner receive notice from the association that a nuisance exists and that legal action may be taken. The bill also provides that certain notices issued by the Department of Housing and Community Development must be considered evidence in matters involving nuisances. Political subdivisions of the State or their agencies are not subject to any actions taken by community associations.

Fiscal Summary

State Effect: None. The increase in the number of cases heard in the Baltimore City Circuit Court is not expected to require the hiring of additional judges. Accordingly, State finances would not be directly affected.

Local Effect: Allowing community associations to seek relief in the circuit court from nuisances in Baltimore City would not directly affect city finances. It is expected that any increase in the number of cases heard in the Baltimore City Circuit Court could be handled with the court’s existing resources. Similarly, any increase in fine revenues would be minimal.

Information Source(s): Judiciary (Administrative Office of the Courts), Baltimore City,
Department of Fiscal Services

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