
By: Delegates Marriott and Fulton

Introduced and read first time: February 19, 1997

Assigned to: Ways and Means

A BILL ENTITLED

1 AN ACT concerning

2 **Baltimore City - Release of Liens - Valuation of Real Property**

3 FOR the purpose of authorizing the Board of Estimates of Baltimore City, for the
4 purpose of determining eligibility for the release of certain liens, to use the lesser of
5 a valuation as determined by the Department of Assessments and Taxation or as
6 determined by a certain appraisal report.

7 BY repealing and reenacting, with amendments,
8 Article - Tax - Property
9 Section 14-806
10 Annotated Code of Maryland
11 (1994 Replacement Volume and 1996 Supplement)

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

14 **Article - Tax - Property**

15 14-806.

16 (a) In this section, "Board" means the Board of Estimates of Baltimore City.

17 (b) (1) To facilitate a transfer of real property the Board may release any liens
18 for unpaid city real property taxes or other charges and assessments imposed by the
19 Mayor and City Council of Baltimore City to which the property would otherwise be
20 subject, if:

21 (i) the total amount of liens for unpaid city real property taxes,
22 charges, and assessments imposed with respect to the property exceeds THE LESSER OF
23 the total value of the land and any improvement on the land as last determined by the
24 Department OR AS DETERMINED BY AN APPRAISAL REPORT PREPARED NOT MORE
25 THAN 6 MONTHS BEFORE THE REQUEST FOR THE RELEASE OF THE LIEN, BY A REAL
26 ESTATE APPRAISER WHO IS LICENSED UNDER TITLE 16 OF THE BUSINESS AND
27 OCCUPATIONS ARTICLE;

28 (ii) the property is certified by the Baltimore City Department of
29 Housing and Community Development to be:

30 1. vacant; and

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1 2. A. unsafe;

2 B. unfit for occupancy; or

3 C. in need of substantial repair;

4 (iii) the potential transferee demonstrates the ability to return the
5 property to productive use within a reasonable period of time;

6 (iv) the Board finds that a transfer under this section is necessary:

7 1. to eliminate a blighting influence; and

8 2. to prevent the tax abandonment of a property; and

9 (v) the potential transferee presents evidence to the Board that fair
10 market value is being paid.

11 (2) The Board may waive the requirement in paragraph (1)(v) of this
12 subsection if the potential transferee is a nonprofit organization as defined in Article 83B,
13 § 2-203(v) of the Code.

14 (3) (i) If more than one qualified person or entity competes for the real
15 property transfer, preference shall be given to the person or entity which will create
16 homeownership opportunities.

17 (ii) If more than one qualified person or entity competing for the same
18 property transfer will create homeownership opportunities, the Board shall consider
19 other factors in selecting a transferee.

20 (c) The release of a lien for city real property taxes, charges, or assessments as
21 authorized under subsection (b) of this section in no way limits the ability of the Mayor
22 and City Council of Baltimore City to seek enforcement of the liability of the person
23 responsible for the taxes, charges, or assessments.

24 (d) The Board may set additional standards and requirements for approval of the
25 release of liens under this section.

26 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
27 July 1, 1997.