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**By: ~~Delegates Marriott and Fulton, Fulton, Kirk, Watson, Doory, Montague, Dypski, Oaks, Redmer, Parker, and Nathan-Pulliam~~**

Introduced and read first time: February 19, 1997

Assigned to: Ways and Means

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Committee Report: Favorable with amendments

House action: Adopted

Read second time: March 21, 1997

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CHAPTER \_\_\_\_

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

2  
1 the total value of the land and any improvement on the land as last determined by the  
2 Department OR AS DETERMINED BY AN APPRAISAL REPORT PREPARED NOT MORE  
3 THAN 6 MONTHS BEFORE THE REQUEST FOR THE RELEASE OF THE LIEN, BY A REAL  
4 ESTATE APPRAISER WHO IS LICENSED UNDER TITLE 16 OF THE BUSINESS AND  
5 OCCUPATIONS ARTICLE;

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

- 8 1. vacant; and  
9 2. A. unsafe;  
10 B. unfit for occupancy; or  
11 C. in need of substantial repair;

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

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

- 15 1. to eliminate a blighting influence; and  
16 2. to prevent the tax abandonment of a property; and

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

19 (2) The Board may waive the requirement in paragraph (1)(v) of this  
20 subsection if the potential transferee is a nonprofit organization as defined in Article 83B,  
21 § 2-203(v) of the Code.

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

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

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

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

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

