

Department of Legislative Services
Maryland General Assembly

FISCAL NOTE

Senate Bill 474 (Senator Sfikas. *et al.*)

Judicial Proceedings

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

This bill makes it easier for an organizing group to qualify and have standing as a community association in Baltimore City by broadening the definition of a "community association" under provisions of law relating to standing of community associations to seek judicial relief for nuisance abatement. In addition, the bill changes the requirements for standing to bring an action for abatement of a nuisance to include an interior physical defect, if that defect presents a threat to neighboring properties.

Fiscal Summary

State Effect: None.

Local Effect: Any increase in the number of nuisance abatement cases filed could be handled with existing resources of the Baltimore City Circuit Court. Any increase in fine revenue would be minimal.

Small Business Effect: None.

Fiscal Analysis

Bill Summary: The definition of "community association" under this bill includes a Maryland tax-exempt nonprofit corporation that is comprised of residents of a community within which a nuisance is located and is operated exclusively for the promotion of social welfare and general neighborhood improvement. In addition, a nonprofit association, corporation, or other organization is also considered a "community association" if it is comprised of residents of a contiguous community with geographically defined boundaries, operated for improvement and enhancement of the community, and included in Baltimore

City's Community Association Directory for at least two years before bringing action for a nuisance abatement.

In order to bring a nuisance abatement suit under current law a "community association" is defined as a nonprofit association, corporation, or organization that is comprised of at least 25% of adult residents of a local community of 40 or more individual households. The bylaws or charter of the association must define specific geographic boundaries and require the voluntary payment of monetary dues at least annually. The association must promote social welfare and neighborhood improvement, be in existence for at least two years, and be listed in Baltimore City's Community Association Directory for at least two years prior to bringing an action for a nuisance abatement. Nonprofit corporations must also be in good standing to bring suit for nuisance abatement.

Information Source(s): Baltimore City, Judiciary (Administrative Office of the Courts), Department of Housing and Community Development, Department of Legislative Services

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