

Department of Legislative Services
Maryland General Assembly
2000 Session

FISCAL NOTE

House Bill 1333 (Charles County Delegation)

Economic Matters

Charles County - Public Nuisance - Improved Residential Property

This bill adds owners of improved residential property with exterior building disrepair to the property owners against whom the Charles County government can take action for a public nuisance. The county commissioners must send a written notice to the property owner stating that a hearing date has been set to discuss the property. If, after the hearing, the county commissioners determine that exterior building disrepair exists on the property, notice is made to the property owner who then has ten days to file an appeal or 14 days to make the necessary repairs. If the property owner does not make the repairs within 14 days of the original determination notice or of notice that an appeal has failed, the county may make the necessary repairs and charge the owner for any costs incurred in doing so.

“Improved residential property” is defined as a lot or lots containing one or more dwellings located in the county’s development district.

Fiscal Summary

State Effect: None.

Local Effect: Any additional costs incurred by Charles County for improvements to buildings in disrepair would be repaid by the property owners. Any additional monitoring of properties could be supported with existing resources.

Small Business Effect: None.

Analysis

Current Law: The County Commissioners of Charles County may take action against owners of property where overgrown vegetation exists or where trash and junk have accumulated. The county commissioners do not have the statutory authority to intercede when improved property is left in disrepair.

Additional Information

Prior Introductions: None.

Cross File: None.

Information Source(s): Charles County, Department of Legislative Services

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