
By: **Delegates McIntosh, Campbell, and Rosenberg**
Introduced and read first time: February 9, 2001
Assigned to: Economic Matters

A BILL ENTITLED

1 AN ACT concerning

2 **Real Property - Preservation of Housing for the Elderly**

3 FOR the purpose of prohibiting a person from demolishing for a certain purpose
4 certain single residential complexes that have been occupied by a majority of
5 elderly occupants for a certain amount of time, are located in a county or
6 municipal corporation that has lost a certain amount of population for a certain
7 amount of time, have not been condemned or declared uninhabitable; and
8 generally relating to the preservation of housing for the elderly.

9 BY adding to
10 Article - Real Property
11 Section 14-127
12 Annotated Code of Maryland
13 (1996 Replacement Volume and 2000 Supplement)

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

16 **Article - Real Property**

17 14-127.

18 A PERSON MAY NOT DEMOLISH A SINGLE RESIDENTIAL COMPLEX OF 50 OR
19 MORE DWELLING UNITS AND CONVERT THE LAND TO EDUCATIONAL OR
20 RECREATIONAL USE IF:

21 (1) THE DEMOLITION IS FOR THE BENEFIT OF A PRIVATE,
22 NONAFFILIATED PRIMARY OR SECONDARY SCHOOL;

23 (2) IN THE 3 YEARS PRIOR TO THE PROPOSED DATE OF DEMOLITION,
24 MORE THAN 50% OF THE OCCUPANTS OF THE DWELLING UNITS HAVE BEEN
25 INDIVIDUALS OF AT LEAST 60 YEARS OF AGE;

26 (3) THE DWELLING UNITS ARE LOCATED IN A COUNTY OR MUNICIPAL
27 CORPORATION THAT HAS EXPERIENCED A POPULATION LOSS OF 20% OR MORE IN
28 THE 20 YEARS PRIOR TO THE PROPOSED DATE OF DEMOLITION; AND

1 (4) THE DWELLING UNITS HAVE NOT BEEN CONDEMNED OR DECLARED
2 UNFIT FOR HUMAN HABITATION BY THE COUNTY OR MUNICIPAL CORPORATION.

3 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
4 June 1, 2001.