

Department of Legislative Services
Maryland General Assembly
2001 Session

FISCAL NOTE
Revised

Senate Bill 520 (Senator McFadden)

(Baltimore City Administration)

Economic and Environmental Affairs

Commerce and Government Matters

Baltimore City - Industrial Growth - Condemnation

This bill authorizes the Mayor and City Council of Baltimore to condemn property for industrial development except property zoned and occupied exclusively for residential use.

Fiscal Summary

State Effect: None.

Local Effect: Baltimore City expenditures could increase for costs associated with land acquisition and industrial development projects. Baltimore City revenues could increase due to the sale of land and properties taken by condemnation to developers or investors.

Small Business Effect: Potential meaningful.

Analysis

Current Law: The Mayor and City Council of Baltimore have the full power and authority to acquire land and property of every kind within the boundary lines of Baltimore City by purchase, gift, or any other legal means for public purpose of the industrial and economic growth of Baltimore City, except property zoned and occupied exclusively for residential use.

Background: Baltimore City has 632,680 residents. Baltimore City estimates that there are 2,500 underutilized former industrial properties in the city.

Local Fiscal Effect: It is unknown how many properties would be involved in the industrial development process and whether additional expenditures and revenues will be affected. Baltimore City's expenditures would increase due to costs associated with purchasing property, attorney's fees, settlements, surveys, inspections, appraisals, and other administrative costs. Baltimore City advises that revenues will increase due to the sale of properties for industrial development purposes, and additional assessment and tax receipts from the improved properties.

Small Business Effect: Small businesses in Baltimore City may be forced to close, move, or lose existing customers due to the industrial development process. However, some small businesses may realize an increase in business activity after the industrial development process is completed. Additionally, some small businesses in Baltimore City may benefit directly from the industrial development process by performing work to redevelop the area.

Additional Information

Prior Introductions: None.

Cross File: HB 540 (Delegate Marriott, *et al.* – Commerce and Government Matters) is identified as a cross file although it is different.

Information Source(s): Baltimore City, Department of Legislative Services

Fiscal Note History: First Reader – March 5, 2001
jm/jr Revised – Senate Third Reader – March 26, 2001

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