
By: **Senator McFadden (By Request - Baltimore City Administration)**

Introduced and read first time: February 4, 2005

Assigned to: Budget and Taxation

Committee Report: Favorable

Senate action: Adopted

Read second time: March 28, 2005

CHAPTER_____

1 AN ACT concerning

2 **Baltimore City - General Powers - Special Tax Districts**

3 FOR the purpose of altering the purposes for which the proceeds shall be applied of
4 certain bonds issued by the Mayor and City Council of Baltimore City under
5 certain provisions authorizing certain special tax districts for the improvement
6 of certain areas in Baltimore City; defining certain terms; making a technical
7 change; and generally relating to special tax districts in Baltimore City.

8 BY repealing and reenacting, without amendments,
9 The Public Local Laws of Baltimore City
10 Section 21-17(a)
11 Article 4 - Public Local Laws of Maryland
12 (1979 Edition and 1997 Supplement and 2000 Supplement, as amended)
13 (As enacted by Chapter 429 of the Acts of the General Assembly of 2003)

14 BY repealing and reenacting, without amendments,
15 The Charter of Baltimore City
16 Article II - General Powers
17 Section (62)(b)(4)
18 (1996 Edition and 2000 Supplement, as amended)
19 (As enacted by Chapter 405 of the Acts of the General Assembly of 2004)

20 BY repealing and reenacting, without amendments,
21 The Charter of Baltimore City
22 Article II - General Powers
23 Section (62A)(a)

1 (1996 Edition and 2000 Supplement, as amended)
 2 (As enacted by Chapter 626 of the Acts of the General Assembly of 2001)

3 BY repealing and reenacting, with amendments,
 4 The Charter of Baltimore City
 5 Article II - General Powers
 6 Section (62A)(b)
 7 (1996 Edition and 2000 Supplement, as amended)
 8 (As enacted by Chapter 626 of the Acts of the General Assembly of 2001)

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

11 **Article 4 - Baltimore City**

12 21-17.

13 (a) (1) In this section the following words have the meanings indicated.

14 (2) "Abandoned property" means:

15 (i) an unoccupied structure or vacant lot on which taxes are in
 16 arrears for at least 2 years;

17 (ii) a building:

18 1. that is unoccupied by owner or tenant;

19 2. that is unfit for habitation;

20 3. that has deteriorated to the point where:

21 A. the building is structurally unsound; or

22 B. the cost of rehabilitation significantly exceeds the post
 23 rehabilitation market value; and

24 4. regarding which the owner has been issued a violation
 25 notice from the City requiring the owner to:

26 A. rehabilitate the building to conform to minimum code
 27 habitability requirements; or

28 B. demolish the building for health and safety reasons;

29 (iii) a vacant lot on which a building has been demolished; or

30 (iv) any building in a block of row houses where the block:

1 (iii) issue bonds and other obligations.

2 (2) The purpose of the authority granted under paragraph (1) of this
3 subsection is to provide financing, refinancing, or reimbursement for the cost of the
4 design, construction, establishment, extension, alteration, or acquisition of
5 infrastructure improvements, whether situated within the special taxing district or
6 outside the special taxing district if the infrastructure improvement is reasonably
7 related to other infrastructure improvements within the special taxing district.

8 (b) In this section the following words have the meanings indicated, unless the
9 context clearly indicates another or different meaning or intent:

10 (1) "ABANDONED PROPERTY" HAS THE MEANING STATED IN § 21-17(A)
11 OF THE PUBLIC LOCAL LAWS OF BALTIMORE CITY.

12 (2) "AFFORDABLE HOUSING" HAS THE MEANING STATED IN § (62)(B) OF
13 THIS ARTICLE.

14 [(1)] (3) "Bond" means a special obligation bond, revenue bond, note, or
15 other similar instrument issued by the Mayor and City Council of Baltimore in
16 accordance with this section.

17 [(2)] (4) "Cost" includes the cost of:

18 (i) construction, reconstruction, and renovation and purchasing,
19 leasing, condemning, or otherwise acquiring any lands, structures, real or personal
20 property, rights, rights-of-way, franchises, easements, and interests acquired or to be
21 acquired by the Mayor and City [County] COUNCIL of Baltimore;

22 (ii) all machinery and equipment including machinery and
23 equipment needed to expand or enhance city services to the special taxing district;

24 (iii) financing charges and interest prior to and during construction,
25 and, if deemed advisable by the Mayor and City Council of Baltimore, for a limited
26 period after completion of the construction, interest and reserves for principal and
27 interest, including costs of municipal bond insurance and any other type of financial
28 guaranty and costs of issuance;

29 (iv) extensions, enlargements, additions, and improvements;

30 (v) architectural, engineering, financial, and legal services;

31 (vi) plans, specifications, studies, surveys, and estimates of cost and
32 of revenues;

33 (vii) administrative expenses necessary or incident to determining to
34 proceed with the infrastructure improvements;

35 (viii) site removal;

36 (ix) relocation of businesses and residents; and

1 (x) other expenses as may be necessary or incident to the
2 construction, acquisition, and financing of the infrastructure improvements.

3 (5) "DISTRESSED PROPERTY" HAS THE MEANING STATED IN § 21-17(A) OF
4 THE PUBLIC LOCAL LAWS OF BALTIMORE CITY.

5 [(3)] (6) "Infrastructure improvement" means adequate storm drainage
6 systems, sewers, water systems, roads, bridges, culverts, tunnels, streets, sidewalks,
7 lighting, surface parking, playgrounds, parks and recreation facilities, libraries,
8 schools, transit facilities, solid waste facilities, buildings devoted to a governmental
9 use or purpose, BUILDINGS THAT ARE ABANDONED PROPERTY OR DISTRESSED
10 PROPERTY, BUILDINGS THAT PROVIDE UNITS OF AFFORDABLE HOUSING, structured
11 parking facilities that are publicly owned or privately owned, but serve a public
12 purpose, and other infrastructure improvements as necessary for the development
13 and utilization of the land, with respect to any defined geographic region within the
14 City of Baltimore.

15 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
16 October 1, 2005.