

HOUSE BILL 653

L2

3lr1565

By: **Charles County Delegation**

Introduced and read first time: February 1, 2013

Assigned to: Environmental Matters

A BILL ENTITLED

1 AN ACT concerning

2 **Charles County – Building Code – Abatement of Violations**

3 FOR the purpose of authorizing the County Commissioners of Charles County to abate
4 a violation of the building code; authorizing the County Commissioners to
5 assess the reasonable costs of an abatement of a building code violation against
6 the property; requiring the assessment to be added to the annual tax bill,
7 collected in a certain manner, and subject to the same interest and penalty for
8 nonpayment as provided by law for the nonpayment of county taxes; providing
9 that the assessment is a lien on the property from the date of assessment until
10 paid; and generally relating to the abatement of violations of the building code
11 in Charles County.

12 BY repealing and reenacting, with amendments,
13 Article 25 – County Commissioners
14 Section 10E
15 Annotated Code of Maryland
16 (2011 Replacement Volume and 2012 Supplement)

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

19 **Article 25 – County Commissioners**

20 10E.

21 (a) (1) Not later than June 1, 1966, the County Commissioners of Charles
22 County shall adopt a building code for the county which shall specify standards for the
23 construction, maintenance and repair of all buildings and structures located in the
24 county. The building code shall substantially conform to the basic building code
25 adopted by the Building Officials Conference of America. The County Commissioners

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 may from time to time amend the code, but only after a public hearing on the proposed
2 changes.

3 (2) The County Commissioners are authorized to impose a fee for any
4 permit issued under the building code.

5 (3) The Charles County Commissioners shall appoint a building
6 inspector for the county and such assistant inspectors as may be required at the
7 salaries fixed in the annual county budget. The inspectors shall enforce the building
8 code and in addition shall enforce the rules and regulations adopted by the
9 commission.

10 (b) The County Commissioners may [provide]:

11 (1) **PROVIDE** penalties for violations of the building code; **AND**

12 (2) **ABATE A VIOLATION OF THE BUILDING CODE.**

13 (c) (1) **IF THE COUNTY COMMISSIONERS ABATE A VIOLATION OF THE**
14 **BUILDING CODE, THE COUNTY COMMISSIONERS MAY ASSESS AGAINST THE**
15 **PROPERTY THE REASONABLE COSTS OF THE ABATEMENT.**

16 (2) **THE ASSESSMENT SHALL BE:**

17 (i) **ADDED TO THE ANNUAL TAX BILL OF THE PROPERTY TO**
18 **BE COLLECTED IN THE SAME MANNER AS ORDINARY TAXES ARE COLLECTED;**
19 **AND**

20 (ii) **SUBJECT TO THE SAME INTEREST AND PENALTY FOR**
21 **NONPAYMENT AS PROVIDED BY LAW FOR THE NONPAYMENT OF COUNTY TAXES.**

22 (3) **THE ASSESSMENT IS A LIEN AGAINST THE PROPERTY FROM**
23 **THE DATE OF ASSESSMENT UNTIL PAID.**

24 (D) All farm buildings and all other outbuildings with a cost less than
25 \$2,500.00 shall not be subject to the provisions of any building code adopted under this
26 section.

27 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
28 October 1, 2013.