

Department of Legislative Services
Maryland General Assembly
2013 Session

FISCAL AND POLICY NOTE

House Bill 653

(Charles County Delegation)

Environmental Matters

Education, Health, and Environmental Affairs

Charles County - Building Code - Abatement of Violations

This bill authorizes the Charles County Commissioners to abate a violation of the building code, and if a building code violation is abated, the county commissioners are authorized to assess the reasonable costs of an abatement against the property. The assessment must be added to the annual tax bill, collected in the same manner as ordinary taxes, and subject to the same interest and penalty for nonpayment as provided by law for the nonpayment of county taxes. The bill specifies that the assessment is a lien against the property from the date of the assessment until it is paid.

Fiscal Summary

State Effect: None.

Local Effect: The bill does not significantly affect Charles County finances. Charles County expenditures increase for building code abatements; however, revenues to offset these expenditures will be received via property tax assessments.

Small Business Effect: Minimal.

Analysis

Current Law: The Charles County Commissioners are authorized to impose a fee for any permit issued under the building code. The county commissioners may provide penalties for building code violations. All farm buildings and all other outbuildings with a cost less than \$2,500 are not subject to the provisions of any building code adopted by the county.

Background: The Charles County Commissioners, when a zoning violation is abated, are authorized to assess against the property the reasonable cost of a zoning violation abatement. The assessment must be added to the annual property tax bill to be collected in the same manner as other taxes and subject to the same interest and penalty for the nonpayment of county taxes. An assessment is a lien against the property from the date of assessment until it is paid.

Local Fiscal Effect: The bill provides a mechanism for Charles County to recoup the cost of conducting building code abatements. Charles County will be able to conduct building code abatements and then recoup the cost of these abatements by assessing the costs to the property tax bill of the affected parties. The assessment is a lien against the property until the assessment is paid. Failure to pay the assessment may result in the property going to tax sale.

Additional Information

Prior Introductions: None.

Cross File: None.

Information Source(s): Charles County, Property Tax Assessment Appeals Board, Department of Legislative Services

Fiscal Note History: First Reader - March 5, 2013
ncs/hlb

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