

# HOUSE BILL 1219

C8, N1

8lr2887

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By: **Delegate Grammer**

Introduced and read first time: February 8, 2018

Assigned to: Environment and Transportation

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## A BILL ENTITLED

1 AN ACT concerning

2 **Department of Housing and Community Development – Claims Regarding**  
3 **Neighborhood Blight**

4 FOR the purpose of authorizing the Division of Neighborhood Revitalization within the  
5 Department of Housing and Community Development to enforce compliance with  
6 certain State and local building codes and nuisance laws under certain  
7 circumstances; authorizing a person to file a certain written claim with the Division  
8 stating certain allegations regarding the condition of a certain property and  
9 violations of certain laws; requiring the Division to investigate a certain claim and  
10 issue a decision regarding the claim within a certain time period; authorizing the  
11 Division to impose certain penalties if the Division makes a certain determination;  
12 authorizing a certain person to petition for judicial review under certain  
13 circumstances; authorizing the Department to adopt certain regulations; defining a  
14 certain term; and generally relating to the authority of the Department to handle  
15 claims regarding properties contributing to neighborhood blight.

16 BY repealing and reenacting, without amendments,  
17 Article – Housing and Community Development  
18 Section 6–101  
19 Annotated Code of Maryland  
20 (2006 Volume and 2017 Supplement)

21 BY adding to  
22 Article – Housing and Community Development  
23 Section 6–102.1  
24 Annotated Code of Maryland  
25 (2006 Volume and 2017 Supplement)

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

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



**Article – Housing and Community Development**

6–101.

(a) There is a Division of Neighborhood Revitalization.

(b) The Division of Neighborhood Revitalization includes the Neighborhood Business Development Program.

**6–102.1.**

**(A) IN THIS SECTION, “DIVISION” MEANS THE DIVISION OF NEIGHBORHOOD REVITALIZATION.**

**(B) IN ADDITION TO ANY OTHER LAW AND FOR THE PURPOSE OF REDUCING OR ELIMINATING CONDITIONS THAT CONTRIBUTE TO NEIGHBORHOOD BLIGHT, THE DIVISION MAY ENFORCE COMPLIANCE WITH STATE AND LOCAL BUILDING CODES AND NUISANCE LAWS IN ACCORDANCE WITH THIS SECTION.**

**(C) A PERSON MAY FILE A WRITTEN CLAIM WITH THE DIVISION, IN A FORM AND CONTAINING THE INFORMATION AND SUPPORTING DOCUMENTS REQUIRED BY THE DIVISION, ALLEGING THAT:**

**(1) THE CONDITION OF A PROPERTY IS CONTRIBUTING TO NEIGHBORHOOD BLIGHT;**

**(2) AT LEAST TWO TIMES IN THE PREVIOUS YEAR, THE OWNER OF THE PROPERTY HAS BEEN FOUND TO BE IN VIOLATION OF A BUILDING CODE OR NUISANCE LAW THAT APPLIES IN THE JURISDICTION WHERE THE PROPERTY IS LOCATED; AND**

**(3) THE OWNER OF THE PROPERTY HAS FAILED TO AMELIORATE THE CONDITION ON THE PROPERTY GIVING RISE TO THE VIOLATION.**

**(D) WITHIN 180 DAYS AFTER RECEIVING A CLAIM, THE DIVISION SHALL INVESTIGATE AND ISSUE A DECISION ON THE MERITS OF THE CLAIM.**

**(E) IF THE DIVISION DETERMINES THAT THE CLAIM IS VALID, THE DIVISION MAY IMPOSE A CIVIL PENALTY NOT TO EXCEED \$50,000 AGAINST THE OWNER OF THE PROPERTY THAT IS THE SUBJECT OF THE CLAIM, SUSPEND OR REVOKE ANY BUSINESS LICENSE ISSUED BY THE STATE TO THE OWNER OF THE PROPERTY, OR BOTH.**

1           **(F) WITHIN 30 DAYS AFTER THE DIVISION ISSUES ITS DECISION, A PERSON**  
2 **AGGRIEVED BY THE DECISION MAY PETITION FOR JUDICIAL REVIEW WITH THE**  
3 **APPROPRIATE CIRCUIT COURT.**

4           **(G) THE DEPARTMENT MAY ADOPT REGULATIONS TO IMPLEMENT THIS**  
5 **SECTION.**

6           SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
7 October 1, 2018.