

HOUSE BILL 1263

N1

8lr3152

By: **Delegates Haynes, Ali, Anderson, Conaway, Gibson, and Glenn**

Introduced and read first time: February 9, 2018

Assigned to: Environment and Transportation

A BILL ENTITLED

1 AN ACT concerning

2 **Foreclosed Property Registry – Duty to Inspect and Maintain Properties in**
3 **Baltimore City**

4 FOR the purpose of requiring a foreclosure purchaser to perform a certain inspection and
5 certain maintenance to certain properties in Baltimore City under certain
6 circumstances; requiring a foreclosure purchaser to certify to the Department of
7 Labor, Licensing, and Regulation certain information about inspections of certain
8 properties in Baltimore City; imposing a certain penalty for a failure to conduct a
9 certain inspection; requiring the Department to maintain certain information in the
10 Foreclosed Property Registry; defining certain terms; and generally relating to the
11 Foreclosed Property Registry.

12 BY adding to
13 Article – Real Property
14 Section 14–126.4
15 Annotated Code of Maryland
16 (2015 Replacement Volume and 2017 Supplement)

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

19 **Article – Real Property**

20 **14–126.4.**

21 **(A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS**
22 **INDICATED.**

23 **(2) “DEPARTMENT” MEANS THE DEPARTMENT OF LABOR,**
24 **LICENSING, AND REGULATION.**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 **(3) “FORECLOSED PROPERTY REGISTRY” MEANS THE FORECLOSED**
2 **PROPERTY REGISTRY ESTABLISHED BY THE DEPARTMENT UNDER § 14-126.1 OF**
3 **THIS SUBTITLE.**

4 **(4) “FUND” MEANS THE FORECLOSED PROPERTY REGISTRY FUND**
5 **ESTABLISHED BY THE DEPARTMENT UNDER § 14-126.1 OF THIS SUBTITLE.**

6 **(5) “QUALIFYING PROPERTY” MEANS A PROPERTY LOCATED IN**
7 **BALTIMORE CITY THAT IS REGISTERED IN THE FORECLOSED PROPERTY REGISTRY.**

8 **(B) (1) FOR EACH QUALIFYING PROPERTY, A FORECLOSURE PURCHASER**
9 **SHALL, AT LEAST ONCE EVERY 3 MONTHS, CONDUCT A REASONABLE INSPECTION**
10 **AND PERFORM ANY NECESSARY MAINTENANCE TO PREVENT THE QUALIFYING**
11 **PROPERTY FROM CAUSING DAMAGE TO ANY NEIGHBORING PROPERTY OR**
12 **BECOMING BLIGHTED.**

13 **(2) A FORECLOSURE PURCHASER SHALL NOTIFY THE DEPARTMENT**
14 **ON CONDUCTING AN INSPECTION OF A QUALIFYING PROPERTY, AND SHALL CERTIFY**
15 **IN A FORM THE DEPARTMENT REQUIRES:**

16 **(I) THE NAME, TELEPHONE NUMBER, AND ADDRESS OF THE**
17 **FORECLOSURE PURCHASER, INCLUDING, IF APPLICABLE, A SUBSTITUTE**
18 **PURCHASER WHO IS AUTHORIZED TO ACCEPT LEGAL SERVICE FOR THE**
19 **FORECLOSURE PURCHASER;**

20 **(II) THE STREET ADDRESS OF THE QUALIFYING PROPERTY;**

21 **(III) THE DATE OF THE INSPECTION;**

22 **(IV) WHETHER THE RESIDENTIAL PROPERTY IS VACANT;**

23 **(V) A STATEMENT INDICATING THE PROPERTY IS NOT:**

24 **1. BLIGHTED; OR**

25 **2. CAUSING DAMAGE TO ANY NEIGHBORING OR**
26 **ADJACENT PROPERTY;**

27 **(VI) WHETHER ANY MAINTENANCE IS REQUIRED TO THE**
28 **QUALIFYING PROPERTY TO PREVENT IT FROM BECOMING BLIGHTED; AND**

29 **(VII) THE STATUS OF ANY REPAIRS REQUIRED TO PREVENT OR**

1 CORRECT BLIGHT.

2 (3) AN INSPECTION OF A QUALIFYING PROPERTY REQUIRED BY THIS
3 SECTION SHALL BE CONDUCTED AT LEAST ONCE EVERY 3 MONTHS, WITH AT LEAST
4 1 MONTH BETWEEN INSPECTIONS.

5 (C) (1) A FORECLOSURE PURCHASER WHO FAILS TO MAKE A
6 CERTIFICATION TO THE DEPARTMENT IN ACCORDANCE WITH THE REQUIREMENTS
7 OF THIS SECTION SHALL BE SUBJECT TO A CIVIL FINE OF \$500.

8 (2) FINES COLLECTED UNDER THIS SUBSECTION SHALL BE
9 DEPOSITED INTO THE FUND.

10 (D) FOR EACH QUALIFYING PROPERTY, THE DEPARTMENT SHALL:

11 (1) MAINTAIN IN THE FORECLOSED PROPERTY REGISTRY THE
12 INFORMATION REQUIRED BY THIS SECTION; AND

13 (2) DIVULGE THE INFORMATION ONLY TO A VALID REQUESTOR
14 UNDER § 14-126.1 OF THIS SUBTITLE.

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