



Odette Ramos

Baltimore City Councilwoman

District 14

(410) 396 - 4814

odette.ramos@baltimorecity.gov

100 N. Holliday Street, Room 506

Baltimore MD 21202

Testimony

HB865 – Baltimore City – Residential Real Property – Disclaimed Property and Exemptions from Payment

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FAVORABLE

Honorable Chair Clippinger and Distinguished Members of the Judiciary Committee:

I am writing to urge your support for **HB865 – Baltimore City – Residential Real Property – Disclaimed Property and Exemptions from Payment**. Thanks so much to Chair Carter and the Scott Administration for introducing this legislation.

Baltimore City has the benefit of residents and their families living in the City. When an elder passes, the family often wants to have the property in their name and live in the property. This is the essence of intergenerational wealth.

There is a huge obstacle for allowing this to happen. Any unpaid taxes, water bill, or liens have to be paid upon transfer of the property to the heir. This is a hardship to the heir. And often the heir decides not to take the property because of this hardship. This leaves the property empty, and likely to become one of our several thousand vacant and abandoned properties.

HB865 changes that. It allows for heirs in certain circumstances to still own the property even without having paid the liens yet. They will enter into payment plans and work hard to pay down the debt, but the City can work with them to do so.

I urge your favorable report for this legislation.

Please do not hesitate to contact me should you have any questions. I can be reached on 410-396-4814 or via email at odette.ramos@baltimorecity.gov.

Respectfully Submitted:

Odette Ramos
Baltimore City Councilwoman, District 14