

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2025, Legislative Day No. 17

Bill No. 77-25

Mr. David Marks, Councilman

By the County Council, October 20, 2025

A BILL
ENTITLED

AN ACT concerning

Planning of Sewerage Projects – Property Owner ~~Obligations~~ Notifications

FOR the purpose of establishing ~~when a property with an operating septic system can be obligated to participate in the apportionment of costs of the construction of a sewerage line system;~~ a notification and opt-out process for a property owner impacted by a sewer line construction project upon a certain point in the design of the project; requiring the opt-out form to meet certain legal requirements and have certain estimates; exempting certain properties from the notification and opt-out process; and generally relating to the Metropolitan District.

BY repealing and re-enacting, with amendments

Section 20-1-117(b)
Article 20 – Metropolitan District
Title 1 – In General
Baltimore County Code, 2015

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter stricken from existing law.
~~Strike out~~ indicates matter stricken from bill.
Underlining indicates amendments to bill.

1 SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE
2 COUNTY, MARYLAND, that the Laws of Baltimore County read as follows:

3
4 ARTICLE 20 – METROPOLITAN DISTRICT

5 Title 1 – In General

6
7 § 20-1-117. Planning; Construction; Cost Estimates; Approval; Apportionment of Cost.

8 ~~(b) NOTWITHSTANDING ANY PROVISION IN THIS CODE TO THE CONTRARY,~~
9 ~~NO PROPERTY OR PROPERTY OWNER SHALL BE REQUIRED TO PARTICIPATE IN A~~
10 ~~PROJECT PRIOR TO THE EXECUTION BY THE COUNTY OF A CONTRACT FOR THE~~
11 ~~CONSTRUCTION OF OR THE FINANCIAL RESPONSIBILITIES FOR THE PROJECT IF~~
12 ~~THAT PROPERTY IS NOT IDENTIFIED WITH A FAILED SEPTIC SYSTEM BY THE~~
13 ~~DIRECTORS OF THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION~~
14 ~~AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND~~
15 ~~SUSTAINABILITY WITHOUT FULL DISCLOSURE OF ESTIMATED PROJECT COSTS~~
16 ~~AND A SCHEDULE OF THE ANTICIPATED ASSESSMENTS AND FINANCIAL~~
17 ~~RESPONSIBILITIES IN A LEGAL AGREEMENT IN A FORM SUFFICIENT FOR~~
18 ~~RECORDATION IN THE LAND RECORDS OF THE COUNTY.~~ (1) All property owners
19 benefitted by the construction of the project shall be notified of the proposed apportionment of
20 cost contained in such schedule, and, after hearing, the county may adopt the schedule as
21 prepared or subsequently amended.

22 (2) (I) UPON COMPLETION OF THE 95% DESIGN REVIEW, THE
23 COUNTY SHALL NOTIFY IMPACTED PROPERTY OWNERS.

1 (II) SUBJECT TO § 20-2-102 OF THE CODE, AN IMPACTED
2 PROPERTY OWNER MAY OPT-OUT OF THE PROJECT ON A FORM PROVIDED BY
3 THE DEPARTMENT WITHIN 30 DAYS OF THE NOTICE.

4 (III) THE FORM PROVIDED BY THE DEPARTMENT SHALL:

5 1. BE LEGALLY SUFFICIENT TO CREATE A BINDING
6 LEGAL OBLIGATION;

7 2. INCLUDE A REASONABLE ESTIMATE OF COSTS TO
8 THE IMPACTED PROPERTY OWNER; AND

9 3. INCLUDE OTHER RELEVANT INFORMATION RELATED
10 TO THE PROJECT AND ITS IMPACT TO THE PROPERTY OWNER.

11 (IV) THIS PARAGRAPH DOES NOT APPLY TO PROPERTIES
12 IDENTIFIED BY THE COUNTY AS HAVING MARGINAL OR FAILING SEPTIC
13 SYSTEMS.

14
15 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by
16 the affirmative vote of five members of the County Council, shall take effect 14 days after its
17 enactment.



LEGISLATION DETAIL

LEGISLATION

DISPOSITION

ENACTED

EFFECTIVE

AMENDMENTS

ROLL CALL - BILL

MOTION

SECOND

AYE

NAY

☐☐

Councilman Young

☐☐

Councilman Patoka

☐☐

Councilman Kach

☐☐

Councilman Jones

☐☐

Councilman Marks

☐☐

Councilman Ertel

☐☐

Councilman Crandell

ROLL CALL - AMENDMENTS

MOTION

SECOND

AYE

NAY

☐☐

Councilman Young

☐☐

Councilman Patoka

☐☐

Councilman Kach

☐☐

Councilman Jones

☐☐

Councilman Marks

☐☐

Councilman Ertel

☐☐

Councilman Crandell

ROLL CALL - AMENDMENTS

MOTION

SECOND

AYE

NAY

☐☐

Councilman Young

☐☐

Councilman Patoka

☐☐

Councilman Kach

☐☐

Councilman Jones

☐☐

Councilman Marks

☐☐

Councilman Ertel

☐☐

Councilman Crandell

ROLL CALL - AMENDMENTS

MOTION

SECOND

AYE

NAY

☐☐

Councilman Young

☐☐

Councilman Patoka

☐☐

Councilman Kach

☐☐

Councilman Jones

☐☐

Councilman Marks

☐☐

Councilman Ertel

☐☐

Councilman Crandell