

Article II - General Powers

Section(51) to be under the new subtitle "Nonresident Owners - Notification of Violation and Appointment of Receiver"

Charter of Baltimore City

(1964 Revision with amendments to July 1, 1973)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That new Section (51) [[to be under the new subtitle]] "Nonresident Owners - Notification of Violation and Appointment of Receiver" be and it is hereby added to Article II - General Powers, of the Charter of Baltimore City (1964 Revision with amendments to July 1, 1973) to read as follows:

Article II - General Powers

(51) NONRESIDENT OWNERS - NOTIFICATION OF VIOLATION AND APPOINTMENT OF RECEIVER.

(A) WHERE A PROPERTY IS SITUATED IN THE CITY OF BALTIMORE, AND SUCH PROPERTY IS OWNED BY A NONRESIDENT OF THE STATE, AND THE NONRESIDENT OWNER HAS RECEIVED NOTICE OF VIOLATIONS OF [[ANY STATUTE, ORDINANCE, OR LOCAL LAW, CIVIL OR CRIMINAL]] THE CITY'S BUILDING OR HOUSING CODES, AND SUCH VIOLATION IS NOT CORRECTED WITHIN THE TIME REQUIRED, THE CITY OF BALTIMORE IS AUTHORIZED TO APPLY TO THE CIRCUIT COURT OF BALTIMORE FOR THE APPOINTMENT OF A RECEIVER.

(B) PROPER NOTICE TO NONRESIDENT OWNERS SHALL CONSIST OF NOTICE SENT BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED AT THE LAST KNOWN ADDRESS OF THE NONRESIDENT OWNER; OR IF THE ABOVE METHOD CANNOT BE ACCOMPLISHED, THEN BY PUBLICATION [[IN THE LOCAL NEWSPAPER]] ONCE A WEEK FOR A PERIOD OF THREE CONSECUTIVE WEEKS IN A DAILY NEWSPAPER OF SUBSTANTIAL CIRCULATION PUBLISHED IN BALTIMORE OF A NOTICE, CITING THE NATURE OF THE VIOLATION AND STATING THAT IN THE EVENT THE NOTICE IS NOT COMPLIED WITH WITHIN THE TIME PERIOD FOR CORRECTION, THE CITY OF BALTIMORE MAY APPLY TO THE CIRCUIT COURT OF BALTIMORE CITY FOR THE APPOINTMENT OF A RECEIVER.

(C) THE RECEIVER APPOINTED PURSUANT TO SUBSECTION (A) SHALL BE RESPONSIBLE FOR CORRECTING THE VIOLATIONS, CONTINUING MAINTENANCE OF THE PROPERTY, COLLECTING ANY RENTS OR OTHER INCOME FROM THE PROPERTY AND SHALL APPLY THE RENT OR OTHER INCOME TO ALL EXPENDITURES MADE FOR THESE PURPOSES AND ANY EXPENDITURES SO MADE BEYOND THE RENTALS OR OTHER INCOME DERIVED FROM THE PROPERTY SHALL BE A LIEN AGAINST THE PROPERTY PURSUANT TO ARTICLE II (19) OF THIS CHARTER.