Annotated Code of Maryland

(2003 Replacement Volume and 2005 Supplement)

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

~~The Charter of Baltimore City~~

~~Article II - General Powers~~

~~The Mayor and City Council of Baltimore shall have full power and authority to exercise all of the powers heretofore or hereafter granted to it by the Constitution of Maryland or by any Public General or Public Local Laws of the State of Maryland; and in particular, without limitation upon the foregoing, shall have power by ordinance, or such other method as may be provided for in its Charter, subject to the provisions of said Constitution and Public General Laws:~~

~~(15B)~~

~~(A)   BEFORE A DEPARTMENT OF THE CITY MAY ISSUE A PERMIT FOR THE REHABILITATION, REPLACEMENT, OR CONSTRUCTION OF A DEVELOPMENT CONSISTING OF 20 OR MORE HOUSING UNITS WITHIN THE BOUNDARIES OF A COMMUNITY REPRESENTED BY A COMMUNITY ASSOCIATION, THE DEVELOPER OR BUILDER OF THE DEVELOPMENT SHALL:~~

~~(1)   CONSULT WITH THE COMMUNITY ASSOCIATION; AND~~

~~(2)   AGREE TO RESERVE AT LEAST 12.5% OF THE HOUSING UNITS AS AFFORDABLE HOUSING FOR FAMILIES OR INDIVIDUALS WHO MEET INCOME ELIGIBILITY STANDARDS FOR BUYERS AND RENTERS THAT THE DIRECTOR OF THE DEPARTMENT OF PLANNING ESTABLISHES.~~

~~(B)   THE DEPARTMENT OF PLANNING SHALL ADOPT REGULATIONS TO CARRY OUT THIS SECTION.~~

Article – Real Property

14–123.

(a)   (1)   In this section the following words have the meanings indicated.

(2)   "Community association" means a Maryland nonprofit association, corporation, or other organization that:

(i)   Is comprised of at least 25 households or 25% of the households, whichever is less, of a local neighborhood consisting of 40 or more individual households as defined by specific geographic boundaries in the bylaws or charter of the association;

(ii)   Requires, as a condition of membership, the voluntary payment of monetary dues at least annually;

(iii)   Is operated primarily for the promotion of social welfare and general neighborhood improvement and enhancement;