

(iii) a vacant lot on which a building has been demolished; or

(iv) any building in a block of row houses where the block:

1. as a whole contains 70% abandoned property as defined under subparagraph (i), (ii), or (iii) of this paragraph; and

2. is determined by the City to require a whole-block remedy, provided that any tenant or owner-occupant has been offered assistance in accordance with subsection (1) of this section.

(3) "Distressed property" means a parcel of real property that is subject to a tax lien or liens with a lien or liens to value ratio equal to or greater than 15%, as determined by the Baltimore City Department of Housing and Community Development, and that:

(i) contains a dwelling unit or other structure that:

1. has deteriorated to the extent that the dwelling unit or other structure constitutes a serious and growing menace to the public health, safety, and welfare; and

2. is subject, under the building code of Baltimore City or the housing code of Baltimore City, to an expired violation notice and order to correct the deteriorated conditions; or

(ii) is subject to a lien or liens in an amount greater than \$1000 for work done by the Baltimore City Department of Housing and Community Development.

Article - Real Property

8-110.

(g) (1) (i) A tenant who has given the landlord notice in accordance with subsection (b) of this section may apply to the State Department of Assessments and Taxation to redeem a ground rent as provided in this subsection.

(ii) When the Mayor and City Council of Baltimore City [condemn] CONDEMN property that is subject to an irredeemable ground rent, the City shall become the tenant of the ground rent and, after giving the landlord notice in accordance with subsection (b) of this section, may apply to the State Department of Assessments and Taxation to extinguish the ground rent as provided in this subsection.

(III) WHEN THE MAYOR AND CITY COUNCIL OF BALTIMORE CITY CONDEMN ABANDONED OR DISTRESSED PROPERTY THAT IS SUBJECT TO A REDEEMABLE GROUND RENT, THE CITY SHALL BECOME THE TENANT OF THE GROUND RENT AND, AFTER GIVING THE LANDLORD NOTICE IN ACCORDANCE WITH SUBSECTION (B) OF THIS SECTION, MAY APPLY TO THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION TO REDEEM THE GROUND RENT AS PROVIDED IN THIS SUBSECTION.