

Section 54(1990 Replacement Volume, as amended)

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:

[(53)

(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 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 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.]

{(54)

(a) Where real property in the City of Baltimore is owned by a nonresident of the State, and the nonresident owner has received notice of violation of the City's building or housing codes and the violation is not corrected within the time required, the City of Baltimore may apply to any equity court in Baltimore for the appointment of a receiver.

(b) Proper notice to nonresident owners shall consist of notice sent by certified mail, return receipt requested, to the last known address of the nonresident owner; or, if the above method cannot be accomplished, then by publication once a week for a period of three consecutive weeks in a daily newspaper of substantial circulation published in