

(b) (1) To facilitate a transfer of real property the Board may release any liens for unpaid city real property taxes or other charges and assessments imposed by the Mayor and City Council of Baltimore City to which the property would otherwise be subject, if:

(i) the total amount of liens for unpaid city real property taxes, charges, and assessments imposed with respect to the property exceeds THE LESSER OF the total value of the land and any improvement on the land as last determined by the Department OR AS DETERMINED BY AN APPRAISAL REPORT PREPARED NOT MORE THAN 6 MONTHS BEFORE THE REQUEST FOR THE RELEASE OF THE LIEN, BY A REAL ESTATE APPRAISER WHO IS LICENSED UNDER TITLE 16 OF THE BUSINESS AND OCCUPATIONS ARTICLE;

(ii) the property is certified by the Baltimore City Department of Housing and Community Development to be:

1. vacant; and
2. A. unsafe;
- B. unfit for occupancy; or
- C. in need of substantial repair;

(iii) the potential transferee demonstrates the ability to return the property to productive use within a reasonable period of time;

(iv) the Board finds that a transfer under this section is necessary:

1. to eliminate a blighting influence; and
2. to prevent the tax abandonment of a property; and

(v) the potential transferee presents evidence to the Board that fair market value is being paid.

(2) The Board may waive the requirement in paragraph (1)(v) of this subsection if the potential transferee is a nonprofit organization as defined in Article 83B, § 2-203(v) of the Code.

(3) (i) If more than one qualified person or entity competes for the real property transfer, preference shall be given to the person or entity which will create homeownership opportunities.

(ii) If more than one qualified person or entity competing for the same property transfer will create homeownership opportunities, the Board shall consider other factors in selecting a transferee.

(c) The release of a lien for city real property taxes, charges, or assessments as authorized under subsection (b) of this section in no way limits the ability of the Mayor and City Council of Baltimore City to seek enforcement of the liability of the person responsible for the taxes, charges, or assessments.