

(1) AN UNOCCUPIED STRUCTURE OR VACANT LOT ON WHICH ~~NO TAXES OR ASSESSMENTS HAVE BEEN PAID FOR MORE THAN ARE IN ARREARS FOR AT LEAST~~ 2 YEARS;

(2) A BUILDING:

(I) THAT IS UNOCCUPIED BY OWNER OR TENANT;

(II) THAT IS UNFIT FOR HABITATION;

(III) THAT HAS DETERIORATED TO THE POINT WHERE:

1. THE BUILDING IS STRUCTURALLY UNSOUND; OR

2. THE COST OF REHABILITATION SIGNIFICANTLY EXCEEDS THE POSTREHABILITATION MARKET VALUE; AND

(IV) REGARDING WHICH THE OWNER HAS BEEN ISSUED A VIOLATION NOTICE FROM THE CITY REQUIRING THE OWNER TO:

1. REHABILITATE THE BUILDING TO CONFORM TO MINIMUM CODE HABITABILITY REQUIREMENTS; OR

2. DEMOLISH THE BUILDING FOR HEALTH AND SAFETY REASONS;

(3) A VACANT LOT ON WHICH ~~BUILDINGS HAVE~~ A BUILDING HAS BEEN DEMOLISHED; OR

(4) ANY BUILDING IN A BLOCK OF ROW HOUSES WHERE THE BLOCK:

(I) AS A WHOLE CONTAINS 70% ABANDONED PROPERTY AS DEFINED UNDER PARAGRAPH (1), (2), OR (3) OF THIS SUBSECTION; AND

(II) IS DETERMINED BY THE CITY TO REQUIRE A WHOLE-BLOCK REMEDY, PROVIDED THAT ANY TENANT OR OWNER-OCCUPANT HAS BEEN OFFERED ~~RELOCATION ASSISTANCE UNDER AVAILABLE PROGRAMS~~ ASSISTANCE IN ACCORDANCE WITH SUBSECTION (K) OF THIS SECTION.

(B) THE MAYOR AND CITY COUNCIL OF BALTIMORE MAY FILE A PETITION IN THE DISTRICT COURT, FOR THE PUBLIC PURPOSE OF ALLEVIATING NUISANCE AND BLIGHT, THAT SEEKS:

(1) THE CONDEMNATION OF ABANDONED PROPERTY; AND

(2) THE IMMEDIATE POSSESSION OF, OR THE IMMEDIATE POSSESSION OF AND TITLE TO, THE ABANDONED PROPERTY.

(C) WHEN THE CITY FILES A PETITION UNDER THIS SECTION, ~~IF THE FAIR MARKET VALUE OF THE ABANDONED PROPERTY, AS SUBSTANTIATED BY AFFIDAVIT FROM A LICENSED REAL ESTATE APPRAISER, EXCEEDS THE SUM OF THE PUBLIC CHARGES, CITY AND STATE TAXES, OTHER ASSESSMENTS, AND ANY LIENS OF SECURED CREDITORS REGARDING THE ABANDONED PROPERTY,~~ THE CITY SHALL