

(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 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 assistance in accordance with subsection ~~(4)~~ (L) 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, the City shall deposit with the District Court the amount of money estimated by a licensed appraiser to be the fair market value of the abandoned property.

(d) (1) Service of process on an owner of abandoned property under this section shall be made in accordance with the provisions of § 16-16A of the Code of Public Local Laws of Baltimore City.

(2) If an owner has properly registered a current local agent and local address for service of process under the requirements of the Baltimore City Code relating to rental property registration, and service is effected by mail and posting at a last known address other than that provided in the owner's rental property registration form, then notice of the proceeding shall be sent by certified mail to the owner at the rental property registration address.

(e) (1) A judgment creditor is not a required party to a proceeding initiated under this section.