

(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 Occupations and Professions Article;

(ii) ~~the property is certified by~~ the Baltimore City Department of Housing and Community Development ~~[to be]~~ CERTIFIES THAT THE PROPERTY:

1. ~~THAT THE PROPERTY IS IS A~~ vacant LOT; ~~and~~ OR

2. ~~IF THERE IS A BUILDING OR STRUCTURE ON THE PROPERTY, THAT THE BUILDING OR STRUCTURE IS HAS A BUILDING OR STRUCTURE THAT IS:~~

A. VACANT; AND

~~A. B. unsafe; OR~~

~~B. OR~~ unfit for [occupancy; or

C. in need of substantial repair] HABITATION;

(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:

(I) the potential transferee is a nonprofit organization as defined in Article 83B, § 2-203(v) of the [Code.] CODE; AND

~~(II) THE MAYOR AND CITY COUNCIL RECEIVES AN AMOUNT EQUAL TO ANY TAX BENEFIT TO BE DERIVED BY THE TRANSFEROR FROM THE TRANSFER; AND~~

~~(III) THE TRANSFEROR'S TAX DEBT IS REDUCED BY AN AMOUNT EQUAL TO WHAT THE MAYOR AND CITY COUNCIL WOULD RECEIVE IF THE REQUIREMENT UNDER PARAGRAPH (1)(V) WERE NOT WAIVED.~~