

[(4)](IV) any building in a block of row houses where the block:

[(i)] 1. as a whole contains 70% abandoned property as defined under [paragraph (1), (2), or (3) of this subsection] SUBPARAGRAPH (I), (II), OR (III) OF THIS PARAGRAPH; and

[(ii)] 2. 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 (l) of this section.

(3) "DISTRESSED PROPERTY" MEANS A PARCEL OF REAL PROPERTY THAT IS SUBJECT TO A TAX LIEN OR LIENS WITH A LIEN OR LIENS TO VALUE RATIO EQUAL TO OR GREATER THAN 15%, AS DETERMINED BY THE BALTIMORE CITY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, AND THAT:

(I) ~~HAS AN AVERAGE OF FIVE OR MORE HAZARDOUS VIOLATIONS OF THE HOUSING CODE OF BALTIMORE CITY PER DWELLING UNIT~~ CONTAINS A DWELLING UNIT OR OTHER STRUCTURE THAT:

1. HAS DETERIORATED TO THE EXTENT THAT THE DWELLING UNIT OR OTHER STRUCTURE CONSTITUTES A SERIOUS AND GROWING MENACE TO THE PUBLIC HEALTH, SAFETY, AND WELFARE; AND

2. IS SUBJECT, UNDER THE BUILDING CODE OF BALTIMORE CITY OR THE HOUSING CODE OF BALTIMORE CITY, TO AN EXPIRED VIOLATION NOTICE AND ORDER TO CORRECT THE DETERIORATED CONDITIONS; OR

(II) IS SUBJECT TO A LIEN OR LIENS IN AN AMOUNT GREATER THAN \$1000 FOR WORK DONE BY THE BALTIMORE CITY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT.

(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 OR DISTRESSED property; and
- (2) the immediate possession of, or the immediate possession of and title to, the abandoned OR DISTRESSED 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 OR DISTRESSED property.

(d) (1) Service of process on an owner of abandoned OR DISTRESSED 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.