

**CITY OF BALTIMORE**  
**ORDINANCE 25-048**  
**Council Bill 25-0059**

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Introduced by: Councilmember Gray

Cosponsored by: Councilmembers Dorsey, Conway, Middleton, Bullock, Porter, Blanchard, Jones, Ramos, Parker, Torrence, and Glover, and President Cohen

Introduced and read first time: April 28, 2025

Assigned to: Housing and Economic Development Committee

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Committee Report: Favorable

Council action: Adopted

Read second time: September 15, 2025

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**AN ORDINANCE CONCERNING**

**1 Building, Fire, and Related Codes – Vacant Building Receivers –**  
**2 Failure to Sell**

**3 FOR the purpose of permitting a vacant building receiver to offer the property for sale to the**  
**4 Mayor and City Council of Baltimore City, if the property fails to sell at public auction; and**  
**5 providing certain limitations on the sale price.**

**6 BY adding**

Article - Building, Fire, and Related Codes  
Section(s) 2-103 (BC § 121.10.5)  
Baltimore City Revised Code  
(2018 Edition)

**11 SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the**  
**12 Laws of Baltimore City read as follows:**

**EXPLANATION:** CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.  
Underlining indicates matter added to the bill by amendment.  
~~Strike-out~~ indicates matter stricken from the bill by  
amendment or deleted from existing law by amendment.

## Baltimore City Revised Code

## **Article – Building, Fire, and Related Codes**

## **Part II. International Building Code**

#### 4      § 2-103. City modifications.

5 The additions, deletions, amendments, and other modifications adopted by the City are as  
6 follows:

## **Chapter 1. Scope and Administration**

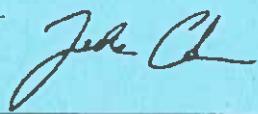
## **Section 121 Vacant Building Receiver**

**121.10.5 FAILURE TO SELL.** A RECEIVER APPOINTED TO SELL A VACANT BUILDING MAY OFFER THE PROPERTY FOR SALE TO THE MAYOR AND CITY COUNCIL OF BALTIMORE CITY, IF THE PROPERTY FAILS TO SELL AT PUBLIC AUCTION HELD IN ACCORDANCE WITH THE PROVISIONS THAT APPLY TO A RECEIVER APPOINTED UNDER RULE 3-722 {"RECEIVERS"} AND TITLE 14, CHAPTER 300 {"JUDICIAL SALES"} OF THE MARYLAND RULES. THE SALE PRICE SHALL NOT EXCEED THE RECEIVER'S EXPENSES IN PREPARING THE PROPERTY FOR AUCTION, HOLDING THE AUCTION, AND TRANSFERRING TITLE.

**SECTION 2. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on the 30<sup>th</sup> day after the date it is enacted.

Council Bill 25-0059

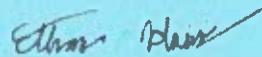
Certified as duly passed this 29th day of September, 2025



President, Baltimore City Council

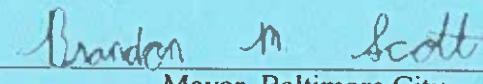
Certified as duly delivered to His Honor, the Mayor,

this 29th day of September, 2025



Ethan Blair  
Chief Clerk

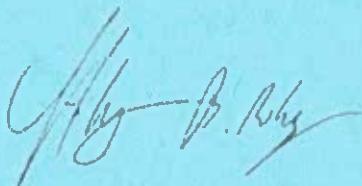
Approved this 23rd day of October, 2025



Brandon M. Scott  
Mayor, Baltimore City

Approved for Form and Legal Sufficiency.

this 29th day of September, 2025



Aly B. Ryg  
Chief Solicitor