



## Takoma Park City Council Meeting – October 12, 2016 Agenda Item 3

### **Work Session**

Discussion of Opting Out of Proposed Montgomery County Code Provisions Regarding Vacant Property Registrations and Foreclosed Property Registrations

### **Recommended Council Action**

Discuss proposal to opt out of certain proposed County Codes and give direction to staff.

### **Context with Key Issues**

County Councilmember Tom Hucker has introduced two bills for consideration by the Montgomery County Council regarding vacant properties and foreclosed properties.

MC Bill 39-16, Housing and Building Maintenance Standards – Registration of Vacant Property, provides for the registration and upkeep of vacant properties. The City of Takoma Park has its own vacant property registration requirements. For the most part, the City's vacant property registration requirements are stricter than those proposed for the County. If MC Bill 39-16 passes, it is recommended that the City Council enact an ordinance specifically exempting the City from its provisions so that the Takoma Park Code provisions will continue to apply to properties within Takoma Park.

MC Bill 38-16, Housing and Building Maintenance Standards – Foreclosed Property Registration Penalty, implements Montgomery County's authority to impose a \$1,000 civil penalty (i.e. fine) for failure to register a foreclosed property on the Maryland Department of Labor, Licensing, and Regulation (DLLR) Foreclosed Property Registry. MC Bill 38-16 does not conflict with the City's Vacant Property Registration requirement and would apply in the City of Takoma Park. However, the City could opt out of MC Bill 38-16, if it passes, and adopt a City ordinance making failure to register a foreclosed property on the DLLR Registry a municipal infraction, with a fine of up to \$1,000. The City could then collect the fine amount, rather than the County.

A Public Hearing on MC Bills 38-16 and 39-16 is scheduled for October 18 at 1:30 pm in Rockville.

### **Council Priority**

A Livable Community for All

### **Environmental Impact of Action**

N/A

### **Fiscal Impact of Action**

N/A

## Attachments and Links

- MC Bill 38-16, Housing and Building Maintenance Standards – Foreclosed Property Registration Penalty  
[http://www.montgomerycountymd.gov/COUNCIL/Resources/Files/bill/2016/Packets/20160920\\_3A.pdf](http://www.montgomerycountymd.gov/COUNCIL/Resources/Files/bill/2016/Packets/20160920_3A.pdf)
- MC Bill 39-16, Housing and Building Maintenance Standards – Registration of Vacant Property  
[http://www.montgomerycountymd.gov/COUNCIL/Resources/Files/bill/2016/Packets/20160920\\_3B.pdf](http://www.montgomerycountymd.gov/COUNCIL/Resources/Files/bill/2016/Packets/20160920_3B.pdf)
- Takoma Park Code, Ch. 6.38, Vacant Property Registration  
<http://www.codepublishing.com/MD/TakomaPark/#!/TakomaPark06/TakomaPark0638.html#6.38>