

Department of Legislative Services
Maryland General Assembly
2006 Session

FISCAL AND POLICY NOTE
Revised

House Bill 128

(Delegate Goodwin, *et al.*)

Environmental Matters

Judicial Proceedings

Baltimore City - Housing - Proposed Development - Notice to Community
Association

This bill provides that before a developer may obtain a permit from Baltimore City to construct a development containing at least 20 housing units within the boundaries of a community represented by a community association, the developer or the developer's agent must (1) notify the community association of the proposed development; and (2) attend a scheduled association meeting or an association committee or subcommittee meeting and consult with the association's members in attendance.

Fiscal Summary

State Effect: None.

Local Effect: Restricting the issuance of permits for certain developments until the bill's requirements are met would not directly impact Baltimore City finances.

Small Business Effect: Minimal.

Analysis

Current Law: Developers are not statutorily required to meet and consult with members of a community association in Baltimore City before permits for the construction of a development are issued.

The Baltimore City Planning Commission is required to investigate and study land uses, the development and subdivisions of land, and zoning within the city; and adopt and

revise a master plan for the proposed physical development of the city. Additionally, the commission is required to consider, and may approve, if they are consistent with the master plan, among other things: (1) development plans; (2) an enterprise or public or private improvement that requires a permit; (3) urban renewal plans; and (4) plans for the subdivision and consolidation of public and private parcels of land.

Background: Baltimore City estimates that there are over 400 community associations in Baltimore.

Additional Information

Prior Introductions: None.

Cross File: None.

Information Source(s): Maryland Department of Planning, Baltimore City, Department of Legislative Services

Fiscal Note History: First Reader - January 31, 2006
ncs/hlb Revised - House Third Reader - March 21, 2006

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