

SENATE BILL 906

C9

4lr3351

By: ~~Senator Augustine~~ **Senators Augustine, Brooks, Feldman, Kagan, and Lewis Young**

Introduced and read first time: February 2, 2024

Assigned to: Education, Energy, and the Environment

Committee Report: Favorable with amendments

Senate action: Adopted with floor amendments

Read second time: February 28, 2024

CHAPTER _____

1 AN ACT concerning

2 **Housing and Community Development – Conversion of Commercial Buildings**
3 **for Residential Use – Report**

4 FOR the purpose of requiring each ~~county and Baltimore City~~ political subdivision to
5 inventory vacant commercial buildings, develop a plan to convert certain vacant
6 commercial buildings for residential use, and submit a report to the Department of
7 Housing and Community Development; requiring a political subdivision to make a
8 certain determination; requiring the Department to provide certain technical
9 assistance under certain circumstances; requiring the Department to establish and
10 maintain a certain database; and generally relating to converting vacant commercial
11 buildings for residential use.

12 BY repealing and reenacting, without amendments,
13 Article – Housing and Community Development
14 Section 1–101(a), (c), and (i)
15 Annotated Code of Maryland
16 (2019 Replacement Volume and 2023 Supplement)

17 BY adding to
18 Article – Housing and Community Development
19 Section 6–105
20 Annotated Code of Maryland
21 (2019 Replacement Volume and 2023 Supplement)

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
That the Laws of Maryland read as follows:

Article – Housing and Community Development

1–101.

(a) In this Division I of this article the following words have the meanings indicated.

(c) “County” means a county of the State or Baltimore City.

(i) “Political subdivision” means a county or municipal corporation of the State.

6–105.

(A) IN THIS SECTION, “VACANT COMMERCIAL BUILDING” MEANS A COMMERCIAL BUILDING THAT HAS BEEN ABANDONED, UNOCCUPIED, OR EMPTY FOR A PERIOD OF TIME.

(B) (1) ON OR BEFORE JANUARY 1, 2025, EACH ~~COUNTY AND BALTIMORE CITY~~ POLITICAL SUBDIVISION SHALL:

(I) INVENTORY THE NUMBER OF VACANT COMMERCIAL BUILDINGS IN THE ~~COUNTY OR BALTIMORE CITY~~ POLITICAL SUBDIVISION;

(II) DEVELOP A PLAN FOR CONVERTING VACANT COMMERCIAL BUILDINGS IN THE ~~COUNTY OR BALTIMORE CITY~~ POLITICAL SUBDIVISION FOR RESIDENTIAL USE; AND

(III) SUBMIT A REPORT CONTAINING THE INVENTORY AND PLAN TO THE DEPARTMENT.

(2) EACH POLITICAL SUBDIVISION SHALL DETERMINE A MINIMUM PERIOD OF TIME FOR A VACANT COMMERCIAL BUILDING TO BE ELIGIBLE FOR INCLUSION IN THE INVENTORY REQUIRED UNDER PARAGRAPH (1)(I) OF THIS SUBSECTION.

(3) (I) EACH ~~COUNTY AND BALTIMORE CITY~~ POLITICAL SUBDIVISION SHALL UPDATE THE REPORT SUBMITTED UNDER PARAGRAPH (1)(III) OF THIS SUBSECTION EVERY 2 YEARS.

(II) THE UPDATE REQUIRED UNDER THIS PARAGRAPH SHALL INCLUDE:

1 1. A NEW INVENTORY OF VACANT COMMERCIAL
2 BUILDINGS;

3 2. ANY CHANGES MADE TO THE PLAN DEVELOPED
4 UNDER PARAGRAPH (1)(II) OF THIS SUBSECTION; AND

5 3. DETAILS OF ANY PROGRESS MADE IN CONVERTING
6 VACANT COMMERCIAL BUILDINGS FOR RESIDENTIAL USE.

7 **(B) ON REQUEST BY A POLITICAL SUBDIVISION, THE DEPARTMENT SHALL**
8 **PROVIDE TECHNICAL ASSISTANCE TO THE POLITICAL SUBDIVISION IN CREATING**
9 **AND SUBMITTING THE REPORT REQUIRED UNDER THIS SECTION.**

10 **(C) THE DEPARTMENT SHALL ESTABLISH AND MAINTAIN A DATABASE OF**
11 **VACANT COMMERCIAL BUILDINGS IN THE STATE THAT HAVE THE POTENTIAL TO BE**
12 **CONVERTED FOR RESIDENTIAL USE.**

13 **(D) THE DEPARTMENT SHALL ADOPT REGULATIONS TO ESTABLISH**
14 **STANDARDS FOR POLITICAL SUBDIVISIONS TO USE IN DETERMINING WHETHER A**
15 **VACANT COMMERCIAL BUILDING IS ELIGIBLE TO BE CONVERTED TO RESIDENTIAL**
16 **USE.**

17 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July
18 1, 2024.

Approved:

Governor.

President of the Senate.

Speaker of the House of Delegates.