



## HOUSE COMMITTEE ON APPROPRIATIONS

# FISCAL NOTE

HOUSE BILL NO. 743

PRINTER'S NO. 766

PRIME SPONSOR: Salisbury

### COST / (SAVINGS)

FUND	FY 2024/25	FY 2025/26
General Fund	\$0	\$0

### SUMMARY:

House Bill 743 amends Title 68 (Real and Personal Property) to allow a municipality to designate an abandoned, vacant, or blighted property as available for acquisition by a land bank.

### ANALYSIS:

This bill adds a section to Title 68 authorizing a municipality to make property available for acquisition by a land bank if all the following criteria apply:

- The property:
  - is abandoned or vacant and blighted, except for unimproved land, for five consecutive years.
  - is abandoned or vacant and has been declared a nuisance property by the municipality for five consecutive years.
- The property has a record of building code violations or is in serious violation of municipal ordinances, including tax delinquency.
- The municipality has attempted at least three notifications by mail, including certified mail, to the owner of the property to remediate building code violations or ordinance violations.

If a property meets these criteria, and the abandonment, vacancy or blight continue, the municipality shall notify the owner of the property by certified mail that the property is to be designated as available for acquisition through a land bank. If the owner of the property does not request an appeal hearing within 90 days, the municipality may designate the property as available for acquisition by a land bank.

Should the property owner request a hearing, a municipality may grant an appeal if the owner provides a plan for the use or redevelopment of the property 30 days prior to the hearing. The plan shall include:

- A timeline for redevelopment.
- The proposed final completion date.
- Information regarding future plans for the property.
- At least one of the following:
  - Actual or pending financing for redevelopment.
  - Architectural drawings for redevelopment.
  - A contract with a real estate developer, contractor, or other professional for use or redevelopment of the property.

If an appeal is granted, the municipality may inspect the property at any time. If an inspection provides evidence the redevelopment plan is not being implemented as outlined, the municipality may revoke the appeal and designate the property as available for acquisition through a land bank. The municipality may provide extensions to the plan in six-month increments if the owner provides evidence that an extension is warranted.

Should a property be designated as available for acquisition by a land bank, the land bank shall pay just compensation of the appraised value of the real property at the time of the transfer less any fines, liens, or remediation costs to the record owner of the real property.

This act would take effect in 60 days.

**FISCAL IMPACT:**

This bill would have no impact on commonwealth funds.

**PREPARED BY:** Chris Fetterman, MPA, Special Advisor  
House Appropriations Committee (D)

**DATE:** April 23, 2025

*Estimates are calculated using the best information available. Actual costs and revenue impact incurred may vary from estimates.*