

CITY OF SALISBURY  
ORDINANCE NO. 2024

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SALISBURY TO AMEND SECTION 15.26.110 OF THE SALISBURY MUNICIPAL CODE TO REFLECT THAT FAILURE TO COMPLY WITH THE ANNOTATED CODE OF MARYLAND ARTICLE 24 TITLE 19-103 SHALL RESULT IN THE DENIAL, NONRENEWAL, REVOCATION OR SUSPENSION OF A RENTAL UNIT REGISTRATION.

**WHEREAS**, the City of Salisbury desires to act in accordance with Article 24 Section 19-103 of the Annotated Code of Maryland which requires that;

*“Before a local government authorizes or certifies residential property to be rented or leased, the owner of the residential property shall state in writing to the local government under the penalty of perjury:*

*(1) That the residential property is not an affected property; or*

*(2) (i) That the residential property is an affected property that the landlord has registered under 6-811 of the Environment Article and for which the landlord has renewed the registration as required under 6-812 of the Environment Article”.*

**WHEREAS**, if the property is an affected property the landlord must provide to the local government a valid certification number whenever the property is registered, reregistered or when ownership is transferred.

**NOW, THEREFORE**, be it enacted and ordained by the City Council of Salisbury, in regular session as follows:

That Section 15.26.110 of the Salisbury Municipal Code be amended to read:

**15.26.110 Denial, nonrenewal, revocation or suspension of license.**

If after any period for compliance of this chapter has expired, the director determines that a rental dwelling unit fails to comply with any of the licensing standards set forth herein, and the director has initiated an action to deny, revoke, suspend, or not renew a registration or license, the director shall mail the owner a notice of denial, nonrenewal, revocation, or suspension of the license. The notice shall state:

A. That the director has determined that the building fails to comply with the licensing standards for rental dwelling units in this chapter, and/or the owner has failed to comply with the Maryland Department of the Environment lead abatement reporting requirements;

B. The specific reasons why the building fails to meet licensing standards, including copies of applicable inspection reports, or notices sent to licensee of conduct on licensed premises;

C. That the director will deny, refuse to renew, revoke, or suspend the license unless the owner appeals the determination within fifteen (15) days after receipt of the notice, in the manner provided in Section 15.26.120 of this chapter;

D. That after denial, nonrenewal, revocation or suspension, the dwelling or the affected dwelling units therein must be vacated, and shall not be reoccupied until all violations are corrected and a license or registration is granted by the department of building, housing and zoning;

E. The notice shall describe how an appeal may be filed under Section 15.26.120 of this chapter;

F. The director shall cause a notice to tenants to be mailed or delivered to each registered rental dwelling unit and prominently posted on the building. The notice shall indicate that the rental dwelling unit registration for the building has been denied, revoked, or suspended, whichever is applicable; that the action will become final on a specific date unless the building owner appeals and requests a hearing; that tenants may be required to vacate the building when the action becomes final; that further information can be obtained from the city of Salisbury department of building, housing and zoning. (Ord. 1942 § 1 (part), 2005)

AND FURTHER BE IT ENACTED AND ORDAINED BY THE COUNCIL OF THE CITY OF SALISBURY, that this ordinance shall take effect upon final passage.

THIS ORDINANCE was introduced and read at a meeting of the Council of the City of Salisbury held on the \_\_\_\_\_ day of \_\_\_\_\_, 2006, and having been published as required by law, in the meantime, was finally passed by the council on the \_\_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
Brenda J. Colegrove, City Clerk

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Michael P. Dunn  
President of the Council of  
The City of Salisbury

Approved by me, this \_\_\_\_\_  
day of \_\_\_\_\_, 2007.

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Barrie P. Tilghman  
Mayor of the City of Salisbury