

# FIXED PRICING PROGRAM:

## A Sales Program for City-Owned Vacant Buildings and Lots

DHCD's Development Division strategically acquires and manages vacant or abandoned properties, ultimately enabling these properties to be returned to productive use and improving Baltimore's neighborhoods. The Fixed Pricing Program will allow for certain City-owned vacant buildings and lots in specific housing market typologies to be sold for a fixed price. Fixed pricing will increase transparency and streamline our disposition process in the City's stressed neighborhoods, which are the most impacted by vacant properties.

### Eligible Properties

- The Fixed Pricing Program will only apply to properties listed as available for sale on the City's BuyIntoBmore site that are located within Baltimore City's Housing Market Typology categories E-J and will be limited to a maximum of 12 properties per application. Applicants should not submit multiple applications under different entities.
- Properties that have side yard as a proposed use can be sold in typologies A-J, provided applicant provides documentation verifying adjacent property ownership as their primary residency and that adjacent property has a confirmed use and occupancy.

### Program Eligibility

- **Permissible Uses:** All vacant building sales must be for redevelopment for residential, residential mixed use and eligible green space such as side yards.
- **Rehabilitation Budget:** Applicants must have an AVAILABLE proof of funding no less than \$90,000 for property rehabilitation, per property applied for. The majority of the City inventory will require significant rehabilitation in order to bring the property to code. It is estimated that rehabs require approximately \$125 - \$150 per square foot to complete and, as such, most rehabs will require significantly MORE than \$90,000. However, DHCD determined that \$90,000 is the minimum amount of assets, or financing, that a purchaser would need to have on hand to prove that they could afford to complete the scope of work. Therefore, to keep the vetting process clear, consistent, and equitable, \$90,000 per property is used across the board.
- **Vacant Building Inventory:** We assess whether applicants own buildings with a Vacant Building Notice (VBN). If VBN older than two years your application may be rejected. If VBN is less than two years old and there are no open/active permits, your application may be rejected. This helps us gauge the applicant's experience and readiness for rehabilitation projects.
- **Good Standing:** Where applicable, business entities must be in good standing with the State Department of Assessments & Taxation.
- **Criminal History:** We evaluate whether applicants have open or pending criminal cases that might impede their ability to complete the project.
- **Lien and Judgment Checks:** We confirm that applicants do not have any open federal or state liens or judgments. This helps mitigate financial risks and ensures participants are in good standing with regulatory authorities.

### Additional Considerations:

- Applicants must obtain Use & Occupancy within 12 months from the date of settlement.
- Applicants can apply for additional properties as they obtain use & occupancy permits on previously purchased properties, not to exceed 12 properties at any given time.
- If a property is assessed for less than the fixed price, the property will be sold for the assessed value.
- For properties sold as a primary residence, if the property is sold within the 6-year period, the original purchaser will be required to pay a pro-rated portion of \$3,000 calculated based on the year that the property is sold.
- Properties that are not eligible under the Fixed Pricing Program may still be subject to valuations or appraisals to establish a sales price for the property.
- Properties assessed for \$100,000 or more will be subject to an internal review and valuation. If the valuation determines the true value to be less than \$100,000, the subject property would still be eligible under the fixed pricing policy. If the valuation determines the true value to be \$100,000 or greater, the subject property will NOT be eligible for fixed pricing.
- All sales are subject to the terms of a Land Disposition Agreement and subsequent compliance of that contract.

(over)

## Pricing Information Chart

Purchase Type	Property Type	Price	Criteria
For-Profit Developers 501(c)(3) Nonprofits (51 or more employees)	Vacant Building	\$3,000	<ul style="list-style-type: none"> <li>Must be developed for residential or mixed use that includes residential with a use and occupancy permit obtained within 12 months from the date of settlement</li> </ul>
501(c)(3) Nonprofits (50 or less employees)	Vacant Building	\$1000	<ul style="list-style-type: none"> <li>Must be developed for residential or mixed use that includes residential with a use and occupancy permit obtained within 12 months from the date of settlement</li> </ul>
Community Land Trusts	Vacant Building	\$1	<ul style="list-style-type: none"> <li>Must be a registered Affordable Housing Land Trust registered with the Maryland State Department of Assessments and Taxation and in compliance with the states affordable housing land trust laws found in Section 14 of the annotated code of the Maryland Real Property article</li> </ul>
Homeowner	Vacant Building	\$1	<ul style="list-style-type: none"> <li>Must maintain as primary residence for a minimum of 5 years after issuance of use and occupancy permit, which should be obtained within 12 months from date of settlement</li> </ul>
For-Profit Developers 501(c)(3) Nonprofits (51 or more employees)	Vacant Lot	\$1,000	<ul style="list-style-type: none"> <li>Must be developed for residential, mixed use that includes residential or green space with a use and occupancy permit obtained (when applicable) within 12 months from the date of settlement</li> </ul>
501(c)(3) Nonprofits (50 or less employees)	Vacant Lot	\$500	<ul style="list-style-type: none"> <li>Must be developed for residential, mixed use that includes residential or green space with a use and occupancy permit obtained (when applicable) within 12 months from the date of settlement</li> </ul>
Community Land Trusts	Vacant Lot	\$1	<ul style="list-style-type: none"> <li>Must be a registered Affordable Housing Land Trust registered with the Maryland State Department of Assessments and Taxation and in compliance with the states affordable housing land trust laws found in Section 14 of the annotated code of the Maryland Real Property article</li> </ul>
Homeowner	Vacant Lot	\$1	<ul style="list-style-type: none"> <li>New construction for residential use (Must maintain as primary residence for a minimum of 5 years after issuance of use and occupancy permit, which should be obtained within 12 months from date of settlement), or;</li> <li>Side yard for adjacent primary residence</li> </ul>

FOR MORE INFORMATION, PLEASE CONTACT 410-396-4111 and/or [developmentinfo@baltimorecity.gov](mailto:developmentinfo@baltimorecity.gov) or visit <https://dhcd.baltimorecity.gov/fixd-pricing-program> .

TO SUBMIT AN APPLICATION TO PURCHASE A FIXED PRICING PROGRAM PROPERTY, PLEASE VISIT <https://buyintobmore.baltimorecity.gov/>



BALTIMORE CITY  
DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT

