

VACANT PROPERTIES

WHEN AND HOW TO REPORT VIOLATIONS

Is a vacant building a code violation?

A building simply being unoccupied is not a violation. A number of reasons could be behind an unoccupied building (living in another city for part of the year, in between moves, a house being up for sale.

An unoccupied building is considered a vacant structure, and is a code violation if the building is determined to be "unsafe or unfit for human habitation or other authorized use or a nuisance property," as defined by the Code.

The city expanded the definition of what makes a building vacant to include properties that were unoccupied but not yet showing visible signs of being unsafe or unfit.

The legal term *nuisance vacant building* was created and requires a property to have two open violations for an extended period or have received six separate sanitation citations over a 12 month period. If these conditions are met a Housing Inspector may be able to issue a vacant building notice on a property that is unoccupied but not yet visibly unsafe or unfit from the exterior.

How should you report a concern?

Use the **311 One Call Center** to report a residential property which has become open to casual entry by the public and represents a hazard to the community. Upon investigation, the City may request the owner to board and clean the property within a designated period of time. If the owner does not comply, the City may pursue further action against the property owner.

Besides calling the 311 One Call Center to request a housing inspection, you can also use [311 Online](#) or the 311 mobile app and follow the directions to enter your request. You can also track the status of your request by clicking the link to the Status Lookup page. Just enter your tracking number in the space provided, click the search button, and the details of that request will be displayed, including the status, status date, and outcome.

311 Call Center Operation

Seven Days a Week: 6am to 10pm

Call 3-1-1, within the City of Baltimore

Outside City call: 443-263-2220

