

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2025, Legislative Day No. 13

Bill No. 52-25

Councilmembers Patoka & Marks

By the County Council, August 4, 2025

A BILL
ENTITLED

AN ACT concerning

Historical and Architectural Preservation – Issuance of Demolition Permit

FOR the purpose of clarifying the circumstances under which a demolition permit may be issued for a certain structure; and generally relating to County Landmarks and Historical and Architectural Preservation.

BY adding

Section 32-7-305
Article 32 – Planning, Zoning, and Subdivision Control
Title 7 – Historical and Architectural Preservation
Subtitle 3 – County Landmarks
Baltimore County Code, 2015

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter stricken from existing law.
~~Strike out~~ indicates matter stricken from bill.
Underlining indicates amendments to bill.

1 SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE
2 COUNTY, MARYLAND, that the Laws of Baltimore County read as follows:

3
4 ARTICLE 32 – PLANNING, ZONING, AND SUBDIVISION CONTROL

5 Title 7 – Historic and Architectural Preservation

6 Subtitle 3 – County Landmarks
7

8 § 32-7-305. DEMOLITION PERMITS.

9 (A) NOTWITHSTANDING ANY OTHER PROVISION IN THE CODE TO THE
10 CONTRARY, THE DIRECTORS OF THE DEPARTMENTS OF PLANNING AND
11 PERMITS, APPROVALS, AND INSPECTIONS SHALL:

12 (1) UNTIL A NOMINATION FOR PRELIMINARY OR FINAL LANDMARK
13 STATUS HAS BEEN UNDERTAKEN AND COMPLETED, WITHHOLD APPROVAL OF
14 AN APPLICATION FOR DEMOLITION OF ANY STRUCTURE ON:

15 (I) THE MARYLAND HISTORIC TRUST INVENTORY (PRE-2007
16 AND POST-2007);

17 (II) THE NATIONAL REGISTER OF HISTORIC PLACES; OR

18 (III) THE PRELIMINARY COUNTY LANDMARKS LIST;

19 (2) NOTIFY VIA EMAIL THE PRESERVATION ALLIANCE OF
20 BALTIMORE COUNTY AND THE COUNTY COUNCIL WHEN AN APPLICATION FOR
21 DEMOLITION HAS BEEN RECEIVED FOR ANY BUILDING CONSTRUCTED BEFORE
22 1960; AND

23 (3) WITHHOLD APPROVAL OF AN APPLICATION FOR DEMOLITION OF

1 ANY STRUCTURE WITH AN ACTIVE APPLICATION FOR ADDITION TO THE FINAL
2 COUNTY LANDMARKS LIST UNTIL THE REQUIREMENTS OF THIS SECTION HAVE
3 BEEN COMPLIED WITH AND THE PROCESS FOR INCLUSION HAS BEEN
4 COMPLETED.

5 (B) UPON RECEIPT OF A NOTIFICATION UNDER PARAGRAPH (A)(2) OF THIS
6 SECTION, A COUNCILMEMBER MAY DIRECT THE COUNCIL SECRETARY TO:

7 (1) SUBMIT TO THE COUNTY ADMINISTRATIVE OFFICER A WRITTEN
8 OBJECTION TO THE ISSUANCE OF THE DEMOLITION PERMIT WITHIN 30 DAYS OF
9 RECEIPT OF A NOTIFICATION; AND

10 (2) SCHEDULE A PUBLIC HEARING BEFORE THE COUNTY COUNCIL
11 WITHIN 60 DAYS OF THE OBJECTION TO DETERMINE WHETHER THE PROPERTY
12 SHOULD BE INCLUDED ON THE FINAL COUNTY LANDMARKS LIST.

13
14 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by
15 the affirmative vote of five members of the County Council, shall take effect 14 days from the
16 date of its enactment.