

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; requiring the County Council to vote to approve or disapprove the adoption of a structure to the County Final Landmarks list; granting the County Landmarks Preservation Commission authority to delay the issuance of a demolition permit for a certain time period under certain circumstances; and generally relating to County Landmarks and Historical and Architectural Preservation.

BY repealing and re-enacting, with amendments

Sections 32-7-303(d) and 32-7-401

Article 32 – Planning, Zoning, and Subdivision Control

Title 7 – Historical and Architectural Preservation

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.

BY adding

~~Section~~ Sections 32-7-305 and 32-7-407
Article 32 – Planning, Zoning, and Subdivision Control
Title 7 – Historical and Architectural Preservation
~~Subtitle 3 – County Landmarks~~
Baltimore County Code, 2015

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

ARTICLE 32 – PLANNING, ZONING, AND SUBDIVISION CONTROL

Title 7 – Historic and Architectural Preservation

Subtitle 3 – County Landmarks

§ 32-7-303. Final County Landmarks List – Adoption.

~~(d) (1) (i) The County Council shall adopt a final county landmarks list~~ VOTE
TO APPROVE OR DISAPPROVE THE ADOPTION OF A STRUCTURE TO THE FINAL
LANDMARKS LIST within 90 days after the public hearing.

(ii) If the County Council does not adopt a structure on the preliminary
County landmarks list for inclusion in the final County landmarks list within 90 days after the
public hearing:

1. Preliminary County landmark status is revoked;
2. If applicable, the structure is deemed removed from the County
inventory; and
3. The structure may not be nominated for inclusion on the County

1 inventory or the preliminary County landmarks list by any person other than the owner for three
2 years after the 90th day.

3 (2) A structure may not be deemed to be a County landmark unless and until it
4 has been so designated by a law subject to the provisions of Section 308 of the Charter.

5
6 § 32-7-305. DEMOLITION PERMITS.

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

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

13 ~~(I) THE MARYLAND HISTORIC TRUST INVENTORY (PRE-2007~~
14 ~~AND POST-2007);~~

15 ~~(II) THE NATIONAL REGISTER OF HISTORIC PLACES; OR~~

16 ~~(III) THE PRELIMINARY COUNTY LANDMARKS LIST; AND~~

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

21 ~~(3) (2) WITHHOLD APPROVAL OF AN APPLICATION FOR DEMOLITION~~
22 ~~OF ANY STRUCTURE WITH AN ACTIVE APPLICATION FOR ADDITION TO THE~~
23 ~~FINAL COUNTY LANDMARKS LIST UNTIL THE REQUIREMENTS OF THIS SECTION~~

HAVE BEEN COMPLIED WITH AND THE PROCESS FOR INCLUSION HAS BEEN COMPLETED.

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

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

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

Subtitle 4 – Changes to Structures or Properties

§ 32-7-401. Scope.

This subtitle applies only to a structure that is:

(1) In a proposed or designated county historic district;

(2) On a preliminary county landmarks list;

(3) On a final county landmarks list; or

(4) DEEMED TO BE OF UNUSUAL IMPORTANCE BY THE COMMISSION IN ACCORDANCE WITH THIS SUBTITLE AND STATE LAW; OR

(5) Any combination of items (1) through (3) (4) of this section.

§ 32-7-407. DELAY OF CONSIDERATION.

1 IN ACCORDANCE WITH § 8-305 OF THE LAND USE ARTICLE OF THE
2 MARYLAND CODE, THE COMMISSION SHALL HAVE THE AUTHORITY TO DELAY
3 THE ISSUANCE OF A DEMOLITION PERMIT FOR A PERIOD OF NO LESS THAN 90
4 DAYS IN CASES OF STRUCTURES THAT THE COMMISSION DEEMS TO BE OF
5 UNUSUAL IMPORTANCE TO THE JURISDICTION, STATE, OR NATION.

6
7 SECTION 2. AND BE IT FURTHER ENACTED, that an application for a demolition
8 permit for the following properties or structures are exempt from the requirements of this Act:
9 any property where an application for a Planned Unit Development has been filed and a
10 resolution has been adopted prior to the effective date of this Act; and any property for which an
11 application for a demolition permit has been filed for a structure on that property prior to the
12 effective date of this Act.

13
14 ~~SECTION 2.~~ 3. AND BE IT FURTHER ENACTED, that this Act, having been passed
15 by the affirmative vote of five members of the County Council, shall take effect 14 days from the
16 date of its enactment.



LEGISLATION DETAIL

LEGISLATION

DISPOSITION

ENACTED

EFFECTIVE

AMENDMENTS

*KACH ABSENT

ROLL CALL - LEGISLATION

MOTION

SECOND

AYE

NAY

☐☐

Councilman Quirk

☐☐

Councilman Patoka

☐☐

Councilman Kach

☐☐

Councilman Jones

☐☐

Councilman Marks

☐☐

Councilwoman Bevins

☐☐

Councilman Crandell

ROLL CALL - AMENDMENTS

MOTION

SECOND

AYE

NAY

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Councilman Quirk

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Councilman Patoka

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Councilman Kach

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Councilman Jones

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Councilman Marks

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Councilwoman Bevins

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Councilman Crandell

ROLL CALL - AMENDMENTS

MOTION

SECOND

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Councilman Quirk

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Councilman Patoka

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Councilman Kach

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Councilman Jones

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Councilman Marks

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Councilwoman Bevins

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Councilman Crandell

ROLL CALL - AMENDMENTS

MOTION

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Councilman Quirk

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Councilman Patoka

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Councilman Kach

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Councilman Jones

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Councilman Marks

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Councilwoman Bevins

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Councilman Crandell