

**Tyrae Woodson-Samuels**  
Legislator, 13th District  
Chair, Committee on Budget & Appropriations



**Committee Assignments:**  
Infrastructure & Housing  
Public Safety & Veterans  
Intergovernmental Affairs  
Small Business

## **MEMORANDUM OF LEGISLATION**

**DATE:** March 31, 2026

**TITLE:** Public Safety Nuisance & Illegal Housing Enforcement Law

**SPONSOR:** Legislator Tyrae Woodson-Samuels

**PURPOSE OR GENERAL IDEA OF BILL:** To protect residents and neighborhoods by strengthening enforcement tools against illegal housing, chronic nuisance properties, and repeat code violators that undermine public safety and quality of life. Targeting of Zombie Homes/Distressed properties.

**JUSTIFICATION:** Illegal and unsafe housing conditions:

- Endanger tenants
- Strain municipal services
- Destabilize neighborhoods

This legislation provides a **consistent county-level enforcement mechanism** to support municipalities and deter repeat offenders.

### **SUMMARY OF PROVISIONS:**

#### **Defines “nuisance property” as any property with:**

- Repeated housing, fire, or health code violations
- Documented illegal occupancy (including illegal boarding houses)

#### **Establishes a graduated enforcement framework, including:**

- Civil penalties (increasing with repeat violations)
- Administrative hearings
- Authority to place **liens on properties** for unpaid fines

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**Authorizes County coordination with:**

- Municipal code enforcement
- Department of Health
- Law enforcement agencies

**Allows for designation of “chronic violator” status after a defined threshold (e.g., 3–5 violations within 12 months)**

Provides authority for:

- Mandatory corrective action plans
- Temporary closure in extreme cases (must be carefully structured legally)

**FISCAL IMPACT:**

**Potential positive revenue from fines and penalties**

Reduced long-term costs associated with:

- Emergency response
- Health hazards
- Property deterioration