



*Mayor and Town Council*  
*Town of Friendsville*  
*Founded 1765*

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**Ordinance No: O-2025-02**  
**Uninhabitable Buildings Ordinance Amendment**

**AN AMEDEMMENT TO AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF FRIENDSVILLE, WHICH REGULATES THE MANAGEMENT OF UNINHABITABLE BUILDINGS WITHIN THE TOWN OF FRIENDSVILLE.**

**WHEREAS**, the Mayor and Town Council of Friendsville is authorized by Section 5-202 of the Local Government Article of the Maryland Annotated Code and by the Friendsville Town Charter to enact ordinances to protect the health, safety and welfare of residents of and visitors to Friendsville, and;

**WHEREAS**, on October 4, 2010 the Mayor and Town Council of Friendsville adopted an Uninhabitable Buildings ordinance which made violations of the ordinance a municipal infraction, and;

**WHEREAS**, the Mayor and Town Council find it prudent to amend the Uninhabitable Buildings ordinance in order to better protect the health, safety and welfare of residents and visitors to Friendsville;

**WHEREAS**, Section 9 of the Uninhabitable Buildings ordinance currently states:

**SECTION 9. EMERGENCY ACTION**

Whenever in the judgement of the Mayor and Town Council an emergency exists that requires immediate action to protect the public health, safety and welfare, the Mayor and Town Council may apply to a court of competent jurisdiction for an order requiring such action as is appropriate to correct or abate the emergency situation.

**NOW, THEREFORE, BE IT ORDAINED AND RESOLVED**, the following amended Section 9 of the Uninhabitable Buildings ordinance, is hereby enacted:

**SECTION 9. EMERGENCY ACTION**

Whenever in the judgement of the Code Enforcement Officer an emergency exists that requires immediate action to protect the public health, safety and welfare, the Code Enforcement Officer, shall record the facts thereof in writing and cause the immediate repair, vacation or demolition of such uninhabitable buildings to the extent necessary to abate the danger. The costs of such repair, vacation or demolition of such uninhabitable building shall be assessable against the owner thereof and collected in the same manner as any other Town tax or

assessment. Effort shall be made to give prior notice of such action to the property owner. In the event that the circumstances of the danger are so extreme as to make giving prior notice impractical, notice shall be given to the property owner subsequent to any action taken under this section.

**BE IT FURTHER RESOLVED**, this ordinance amendment shall be duly advertised in accordance with the Policy for the Adoption of Ordinances by the Mayor and Town Council of Friendsville. A public hearing on this Uninhabitable Buildings ordinance amendment shall be held on the 19<sup>th</sup> day of May, 2025 at 5:45 p.m. at the Town Hall located at 945 Community Drive Friendsville, Maryland 21531.

**INTRODUCED** this 5th day of May 2025.

**SECOND READING AND ADOPTION** this 19<sup>th</sup> day of May 2025.

**AND BE IT FURTHER ORDAINED AND RESOLVED**, this ordinance shall be effective the 19<sup>th</sup> day of May 2025.

**THIS ORDINANCE AMENDMENT IS SUBJECT TO THE REFERENDUM AS OUTLINED IN THE ANNOTATED CODE OF MARYLAND.**

ATTEST:

Approved:

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Wanda M. Guard,  
Administrative Assistant, Clerk-Treasurer

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Spencer R. Schlosnagle, Mayor

Approved:

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Pamela S. Humberson, Council President

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Michael E. Artice, Council Member

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Chad E. Bittinger, Council Member

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James M. Hook, Council Member

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Edward B. Kelley, Council Member

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Robert H. Sines, Council Member