

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2025 Legislative Session

Bill No. CB-033-2025

Chapter No. _____

Proposed and Presented by Council Member Oriadha

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

BILL

1 AN ACT concerning

2 Municipalities - County Building Permit Documentation

3 For the purpose of providing that an applicant for a County building permit provide a certain
4 municipality with certain documents; providing for a certain additional requirement; providing
5 for re-lettering; and generally regarding building permits in Prince George's County.

6 BY repealing and reenacting with amendments:

7 SUBTITLE 4. BUILDING.

8 Section 4-345,

9 The Prince George's County Code

10 (2023 Edition; 2024 Supplement).

11 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
12 Maryland, that Section 4-345 of the Prince George's County Code be and the same is hereby
13 repealed and reenacted with the following amendments:

14 **SUBTITLE 4. BUILDING.**

15 **DIVISION 5. ADMINISTRATIVE PROVISIONS.**

16 **Sec. 4-345. - Requirements for Grading, Building Construction, Removal, etc., generally.**

17 (a) The regulations contained in this Subtitle and the provisions of its Divisions jointly
18 construed shall control all matters concerning grading, drainage, and erosion control, and the
19 construction, alteration, addition, repair, removal, demolition, use, location, occupancy, and
20 maintenance of all buildings and structures and their service equipment, and shall apply to
21 existing or proposed buildings and structures in the County, except such matters as are otherwise

1 provided for in the Prince George's County Code, in the rules and regulations pertaining to the
2 Washington Suburban Sanitary District as lawfully adopted by the Washington Suburban
3 Sanitary Commission pursuant to the authorities contained in its organic statute, in Subtitle 27 of
4 this Code adopted by the Prince George's County Council sitting as the District Council for that
5 part of the Maryland-Washington Regional District in the County, as the same may from time to
6 time be amended and in all laws having general application in the County under the public
7 general and public local laws of the State, as well as rules and regulations of Maryland State
8 departments or agencies.

9 (b) All work done under any permit issued under this Subtitle, except as provided in
10 Subsection [(k)] (l), below, shall be in full prior compliance with Subtitle 27 of this Code,
11 including obtaining a Special Exception for the intended use; the rules and regulations of the
12 Washington Suburban Sanitary Commission, where applicable; the regulations of Subtitle 11,
13 Subtitle 23, Subtitle 25, and any other applicable provisions of the Prince George's County Code;
14 or any other statute, ordinance, or regulation officially and lawfully adopted by State, Bi-County,
15 or County agencies that are applicable in the County.

16 (c) No building permit shall be issued or granted for any building or structure in Prince
17 George's County to be served by water supply systems or sewerage systems for which service
18 from said system or systems cannot or will not be provided by the estimated completion date of
19 the building or structure for which the permit is requested.

20 (d) No building permit shall be issued or granted for any building or structure in Prince
21 George's County where the agency having jurisdiction over the provision of water supply or
22 sewerage systems certifies that existing water supply or sewerage systems are inadequate to
23 serve said building or structure, taking into account all other existing developments and
24 developments approved for service by said agency within the service area.

25 (e) The applicant for the building permit is required to exhibit a copy of an approved
26 Washington Suburban Sanitary Commission House Connection and Plumbing Application or a
27 valid Washington Suburban Sanitary Commission Plumbing Permit for the building or structure
28 for which the building permit is requested. Said documents are to serve as certification by that
29 agency as to the availability and adequacy of the water supply and/or sewerage system. Where
30 the water supply and/or sewerage system is not available but service has been previously
31 authorized by the Commission, the applicant for the building permit is required to submit a

1 separate statement which shall be provided by the Washington Suburban Sanitary Commission
 2 specifying the projected date when such water and/or sewerage service can be provided to the
 3 proposed use.

4 (f) The applicant for the building permit is required at the time application is made to
 5 provide the municipality in which the building is located a copy of the building permit
 6 application and supporting documents provided no separate building permit is required by the
 7 municipality. If the municipality requires a separate building permit, the applicant shall file a
 8 municipal building permit application.

9 [(f)](g) The applicant for the building permit is required at the time application is made to
 10 indicate his best estimated starting and completion dates of the construction of said building or
 11 structure.

12 [(g)](h) The Director or the Director's designee shall make a determination, based on
 13 normal construction procedures as evidenced by progress determined from comparable projects,
 14 as to the reasonableness of the applicant's estimated completion date for his building or structure.
 15 If the Director or the Director's designee determines that the applicant's time estimate is
 16 unreasonable, he shall advise the applicant, in writing, as to his reasons for such a determination.
 17 The applicant shall then be given the opportunity to either justify his previous estimate or to
 18 submit a new estimate. If the Director or the Director's designee still considers the applicant's
 19 estimate to be unreasonable, then the applicant shall have recourse to the Board of Appeals for
 20 Prince George's County to challenge the Director's or the Director's designee's determination.
 21 The Director or the Director's designee shall then compare the estimated completion dates with
 22 the dates given for the availability of water supply or sewerage systems to insure that the
 23 availability date is not later than the estimated completion date for the building or structure for
 24 which the building permits are requested.

25 [(h)](i) The issuance or granting of a building permit is specifically prohibited when the
 26 agency having jurisdiction over the provision of water supply or sewerage system is unable to
 27 provide an estimated date(s) when such service will be made available.

28 [(i)](j) No building permit shall be issued until such time as provisions have been made
 29 and approved for the improvement of adjacent or abutting streets, or provisions for their
 30 improvement have been accomplished under the provisions of Subtitle 23, or the regulations of
 31 the appropriate municipality when such permit is requested for work to be accomplished within a

1 municipality. The Director or the Director's designee is hereby authorized and directed to assist
 2 in the enforcement of such statutes, ordinances, and regulations to the full extent of the powers
 3 delegated to him in this Division.

4 [(j)](k) Permits applied for prior to July 1, 1992, for sanitary landfills and for clean earth
 5 fills, when not pursuant to an approved plan of development, shall be exempted from compliance
 6 with the provisions of Division 2 of Subtitle 25 of this Code.

7 [(k)](l) No building permit shall be recommended for approval by the Planning Board or
 8 its authorized representative, or issued by the Department of Permitting, Inspections, and
 9 Enforcement, for any building or structure in Prince George's County on a lot or parcel of land
 10 that is located within the area of an adopted and approved Area Master Plan which includes a
 11 Zoning Proposal that has been prepared pursuant to the provisions of the Zoning Ordinance, or a
 12 Sectional Map Amendment which has been transmitted by the Planning Board to the District
 13 Council pursuant to the provisions of the Zoning Ordinance, if the lot or parcel is in a
 14 nonresidential zone, was proposed by the Planning Board for a less intense zone in which the
 15 proposed use is not permitted, and is undeveloped, until final action on the Sectional Map
 16 Amendment by the District Council. This Subsection shall not apply to a lot or parcel of land for
 17 which a grading permit has been issued by Prince George's County, sediment and erosion control
 18 devices have been installed by the permittee, and site grading activities have been initiated by the
 19 permittee.

20 [(l)](m) For a project participating in the Department of Permitting, Inspections, and
 21 Enforcement's Peer Review Program, every agency with responsibility relating to the approval of
 22 the project's building and/or grading permits, which includes the Department of Permitting,
 23 Inspections, and Enforcement, Prince George's County Department of Public Works and
 24 Transportation, Prince George's County Health Department, Prince George's County Fire/EMS
 25 Department, Maryland-National Capital Park and Planning Commission, Washington Suburban
 26 Sanitary Commission and Prince George's Soil Conservation District, shall exercise best efforts
 27 to ensure the issuance of the building and/or grading permit(s) for the project within fifteen (15)
 28 business days of the project's participation in the Peer Review Program. The fifteen business day
 29 time frame includes ten (10) business days for the first review cycle and five (5) business days
 30 for the second review cycle of every agency involved in the review process as required. This
 31 time frame does not include the time required for the design professional and permittee to

1 respond to and address permit plan comments.

2 [(m)](n) An existing building in the C-S-C (Commercial Shopping Center) Zone with an
3 original use and occupancy permit for a food or beverage store issued on or before May 1, 1965,
4 with said use located in a building that was constructed prior to November 29, 1949, for which
5 an off-site sales Class A beer, wine, and liquor license issued by the Board of License
6 Commissioners for Prince George's County pursuant to Title 26 of the Alcoholic Beverages
7 Article of the Annotated Code of Maryland on or before July 1, 2016, shall be permitted to
8 perform interior and exterior renovations related to storage, pursuant to the terms of its Class A
9 license, to improve and/or expand the facility by an area not to exceed twenty percent (20%) of
10 the existing square footage of the current enclosed area and shall not be required to obtain a
11 building permit to make such renovations or improvements.

12 SECTION 2. BE IT FURTHER ENACTED that the provisions of this Act are hereby
13 declared to be severable; and, in the event that any section, subsection, paragraph, subparagraph,
14 sentence, clause, phrase, or word of this Act is declared invalid or unconstitutional by a court of
15 competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining
16 words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this
17 Act, since the same would have been enacted without the incorporation in this Act of any such
18 invalid or unconstitutional word, phrase, clause, sentence, paragraph, subparagraph, subsection,
19 or section.

20 SECTION 3. BE IT FURTHER ENACTED that this Act shall take effect forty-five (45)
21 calendar days after it becomes law.

Adopted this _____ day of _____, 2025.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Edward P. Burroughs III
Chair

ATTEST:

Donna J. Brown
Clerk of the Council

APPROVED:

DATE: _____ BY: _____
Tara H. Jackson
Acting County Executive

KEY:

Underscoring indicates language added to existing law.

[Brackets] indicate language deleted from existing law.

Asterisks *** indicate intervening existing Code provisions that remain unchanged.

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