





May 14, 2025

**FISCAL AND POLICY NOTE**

TO: Jennifer A. Jenkins,  
Council Administrator

Colette R. Gresham, Esq.  
Deputy Council Administrator

THRU: Josh Hamlin   
Director of Budget and Policy Analysis

FROM: Shalene Miller-Whye   
Legislative Budget and Policy Analyst

RE: Policy Analysis and Fiscal Impact Statement  
CB-045-2025 Common Ownership Communities Program Rules and Regulations  
Promulgation Authority

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**CB-045-2025** (*proposed by:* Councilmember Oriadha)

Assigned to the Planning, Housing, and Economic Development (PHED) Committee

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AN ACT concerning Common Ownership Communities Program Rules and Regulations Promulgation Authority for the purpose of amending the rules and regulations promulgation authority under the Common Ownership Communities Program to include the County Council.

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**Fiscal Summary**

**Direct Impact:**

*Expenditures:* No direct expenditure impact likely.

*Revenues:* No direct revenue impact likely.

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**Indirect Impact:**

No indirect impact.

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**Legislative Summary:**

CB-045-2025<sup>1</sup> sponsored by Councilmember Oriadha, was presented to the Council on April 29, 2025, and referred to the Planning, Housing, and Economic Development Committee. It would amend Subtitle 13, Housing and Property Standards, of the Prince George's County Code to establish promulgation authority for the County Council for the Common Ownership Communities Program

If enacted, CB-045-2025 would:

- Repeal section 13-315 and reenact with amendments.
  - Allow for the rules and regulations of the Common Ownership Communities programs to be promulgated by the County Executive or the County Council and then adopted by resolution.
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**Resource Personnel:**

- Leroy D. Maddox Jr., Legislative Attorney
  - Tiffany Hannon, Chief of Staff, Council District 7
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**Current Law/Background:**

The Common Ownership Communities Program was established by CB-15-2007<sup>2</sup>. This program was established due to the lack of management and oversight of Common Ownership Communities to assist in addressing their needs by providing education, training, and dispute mediation services. Through this, it established the County Executive as the authority of rules and regulations, subject to approval by the Council.

CB-049-2025 established the Commission on Common Ownership Communities to ensure:

- the proper establishment and operation of homeowners' associations, condominium associations, and cooperative housing corporations
- to promote education, public awareness, and association memberships.

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<sup>1</sup> [Prince George's County Council - Reference No. CB-045-2025](#)

<sup>2</sup> [Prince George's County Council - Reference No. CB-015-2007](#)

- reduce the number and divisiveness of disputes, and encourage informal resolution of disputes;
- maintain property values and quality of life in Common Ownership Communities
- assist and oversee the development of coordinated community and government policies, programs, and services which support these communities’
- prevent potential public financial liability for the repair or replacement of common ownership community facilities

Currently, staffing for the Commission is provided by the Office of Community Relations, according to section 13-314.06 of this Division. Further, the director of the Office of Community Relations currently has responsibilities related to administering the Common Ownership Communities Program. As well as duties described in section 13-317, which consist of researching, assembling, and disseminating data and materials about activities and programs related to Common Ownership Communities, developing and maintaining the program, as well as operating the dispute mediation process.

Additionally, according to sections 13-314.10 and 13-314.11, the Commission is required to submit an annual report to the County Executive and County Council and a quality review every three to five years, to be produced as a written report from a professional non-partisan objective group and delivered to the County Executive and County Council.

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## Discussion/Policy Analysis

### *CB-045-2025*

The only provision of this Bill is to give the County Council authority to promulgate rules and regulations for the Common Ownership Communities Commission. *Since its inception, no rules have been submitted by the County Executive for the Council’s approval.* The Common Ownership Community’s Commission has not taken on any disputes among parties in the last three fiscal years. The last annual report made available by the Commission was in FY 2022.

The County Code gives the County Executive authority to:

- Appoint Commission voting members with confirmation by the Council.
- Remove voting members of the Commission for neglect of or inability to perform the duties of the office, misconduct, or serious violation of law, without the consent of the Council.
- Promulgate rules and regulations consistent with the purpose and spirit of the program.

### *Neighboring Jurisdictions*

Montgomery County’s law<sup>3</sup> gives the County Executive authority to:

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<sup>3</sup> [Sec. 10B-3. Commission on Common Ownership Communities. \(amlegal.com\)](#)

- Appoint Commission voting members, with confirmation by the Council.
  - Remove voting members of the Commission for neglect of or inability to perform the duties of the office, misconduct, or serious violation of law, with the consent of the Council.
  - To establish reasonable fees in amounts sufficient to fund the provisions of dispute resolution and technical assistance by the Commission and the Department.
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**Fiscal Impact:**

- *Direct Impact*

Enactment of CB-045-2025 is not likely to have a direct fiscal impact.

- *Indirect Impact*

Enactment of CB-045-2025 is not likely to have an indirect fiscal impact.

- *Appropriated in the Current Fiscal Year Budget*

N/A

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**Effective Date:**

CB-045-2025 shall be effective forty-five (45) calendar days after it becomes law.

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If you require additional information or have questions about this fiscal impact statement, please call me.