





September 25, 2023

FISCAL AND POLICY NOTE

TO: Jennifer A. Jenkins
Council Administrator

William M. Hunt
Deputy Council Administrator

THRU: Josh Hamlin 
Director of Budget and Policy Analysis

FROM: Shalene Miller-Whye 
Legislative Budget and Policy Analyst

RE: Revised Policy Analysis and Fiscal Impact Statement
CB-066-2023

CB-066-2023 (*Sponsored by:* Council Members Blegay, Oriadha, and Burroughs)

Assigned to the Planning, Housing, and Community Development Committee

AN ACT CONCERNING LANDLORD-TENANT REGULATIONS - SECURITY MEASURES AND SECURITY EQUIPMENT for the purpose of amending provisions of the Prince George's County Code to require security surveillance at high occupancy dwellings and security guards at age restricted senior housing residences.

Fiscal Summary

Direct Impact:

Expenditures: Small increase in expenditures likely.

Revenues: Small increase in revenues likely.

Indirect Impact:

Minor adverse indirect fiscal impact possible.

Legislative Summary:

CB-066-2023¹, proposed by Council Members, Blegay, Oriadha, and Burroughs, was presented on June 20, 2023, and referred to the Planning, Housing, and Economic Development Committee. It was discussed in committee on July 6, 2023, and held. Additional information on costs is included on page 7 of this revised memorandum. The Bill would amend Subtitle 2, Division 3, sections 13-138 and 13-153 to add definitions of Council of Unit Owners, Homeowner's Association, and Property Management.

Additionally, the Bill would add requirements for security measures and security equipment at high-occupancy apartment buildings and requirements of one (1) 12-hour security guard each day for age-restricted senior housing.

The Bill would also amend violations determined by the Department of Permitting, Inspections, and Enforcement (DPIE) so that a fine be imposed each day the landlord is in violation up to \$500.

Current Law/Background:

The Prince George's County code, section 13-153, currently requires security measures and security equipment to be installed by the "landlord," it includes security equipment in multi-family rental housing, including but not limited to garages, parking lots, entryway locks, lighting, security cameras, alarm systems, fencing, and security gates. It does not specify these measures or requirements for equipment. This was established by CB-88-2022², which implemented regulations to keep tenants "reasonably safe" without implementing any specifications of security equipment and its use.

Section 13-153 of the County Code also includes enforcement of maintenance of security equipment in common areas by the "landlord" or the "landlord's agent," with repairs to be made within 14 business days, or tenants may bring complaints to the Director of DPIE. If a violation is found, there will be a citation of no more than \$500.

Resource Personnel:

- Jibril Brown, Legislative Officer

¹ [CB-066-2023](#)

² [CB-088-2023](#)

- Reenal A. Doshi, Policy Director, District 6
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Discussion/Policy Analysis:

Provisions of the Bill

Considering the provisions of section 13-138, CB-066-2023 defines Council of Unit Owners, Property Manager, and Homeowner’s Association. This is in relation to the proposed provision of 13-153 as parties to be included in the enforcement of maintenance of security equipment in common areas as well as enforcement in age-restricted senior housing. This is with what is already listed as “landlord” or the “landlord’s agent.” This allows the specifications of managing parties necessary to carry out the provisions of this Bill to equip the outlined dwellings with security measures in all cases considered.

Considering the provisions of section 13-153, the Bill specifies security measures and security equipment for a high occupancy apartment building. A high occupancy apartment is defined as ‘any apartment building or group of 25 or more buildings on the same parcel, lot, tract, block of land, or group of buildings having the same name comprising more than one hundred (100) Dwelling Units that have one or more owners in common. Each high occupancy apartment building must include 24-hour security cameras on each building with a 180-degree field view. They shall also include 24-hour security cameras at each parking lot, garage, car park, and parking facility.

This Bill specifies a minimum resolution for all cameras, at 1080p, with footage to be retained for 30 days unless an incident is reported; then, it must be retained for 180 days.

This allows for critical specifications in sections 13-153 to be implemented to include information on how security and equipment must be measured further to provide protection for tenants in high-occupancy buildings.

In relation to the security measures and security equipment for age-restricted senior housing, the Bill considers one of the County’s vulnerable populations. This provision would require all age-restricted senior housing to have at least one (1) 12-hour security guard on duty each day of the week, with the 12-hour time frame to be considered based on the desires of the residents.

Crime in the County

When considering crime in Prince George’s County, it is important to note property crime, especially in relation to this bill, which specifies requirements of security cameras at high occupancy apartment buildings and would require a 12-hour security guard for age-restricted senior housing.

According to the FBI, property crime includes offenses of burglary, larceny-theft, motor vehicle theft, and arson.³ Based on data provided by Prince George’s County, as of June 2023, there has been a 54% increase in property crimes compared to June 2022. Below is a chart demonstrating property crime data from June 2022 to June 2023 as of June 24, 2023.

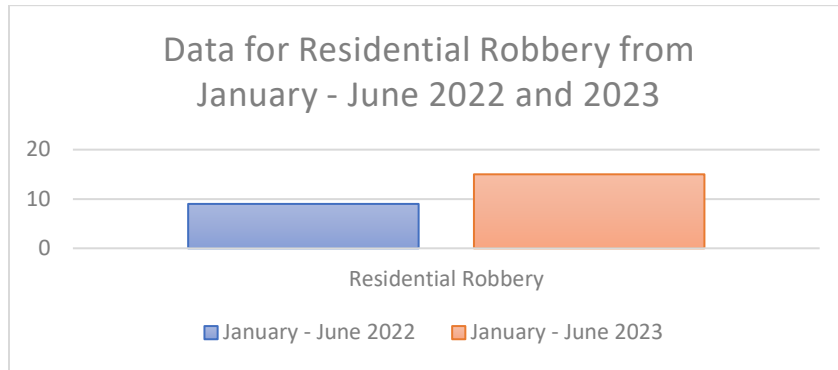


Figure 1⁴

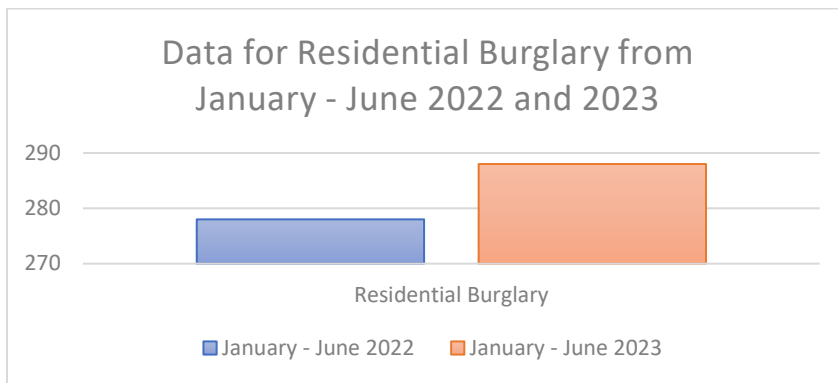


Figure 2⁵

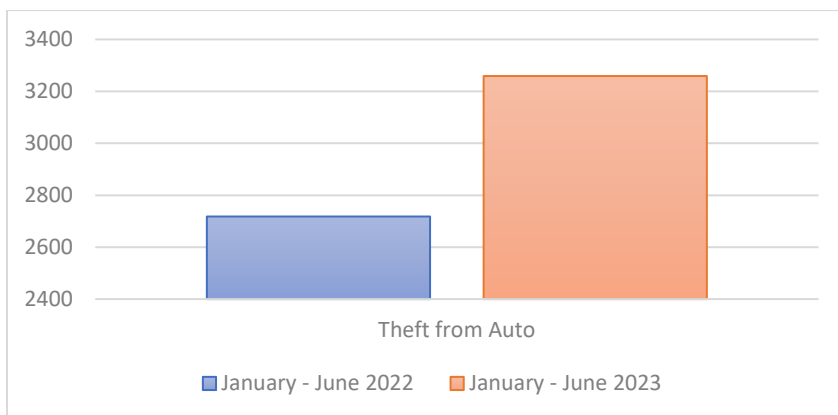


Figure 3⁶

³ [FBI — Property Crime](#)

⁴ [DCR Master \(princegeorgescountymd.gov\)](#)

⁵ [DCR Master \(princegeorgescountymd.gov\)](#)

⁶ [DCR Master \(princegeorgescountymd.gov\)](#)

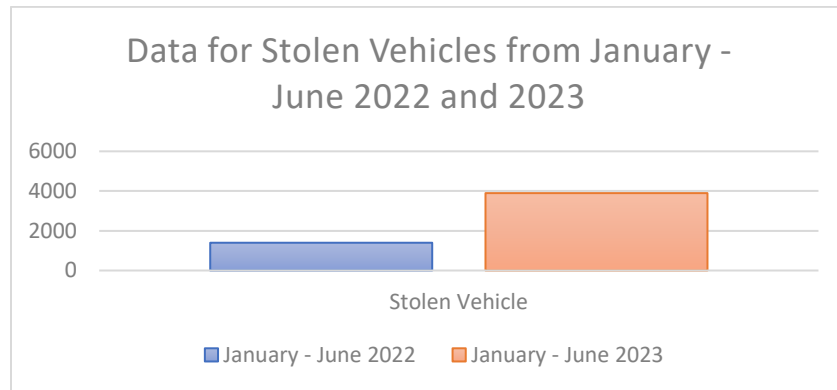


Figure 4⁷

This demonstrates an uptick in crime within the County, especially involving property. Vehicle theft has seen the most increase from 2022 to 2023.

How Surveillance Cameras Can Help Solve and Prevent Crime

The County has prioritized using surveillance cameras to deter crime, especially with CB-008-2023⁸, which creates incentives for security camera usage. Research has shown that surveillance cameras may aid in preventing and solving crime. This is through the placement, maintenance, and proper use of the technology. Surveillance cameras have been used to supplement eyewitness evidence and provide detectives with additional leads to solve crimes. Jurisdictions that have implemented this include Chicago, Illinois, and Baltimore, Maryland. In both cities, they have linked the usage of cameras to the reduction in crime.⁹ With the goal of making the public safer, security cameras are optimal in deterring crime, with research showing that it is complementary to the work of the Police Department. This is especially important as there is a current rise in crime across the County, especially in relation to property.

Security Guards in Senior Housing

Security for one of the most vulnerable populations is a growing topic and something to be desired by many senior residents; with the rise in crime, this may be effective to consider providing an additional layer of protection to a group likely to be victims of property or economic crimes. Based on research, seniors are more susceptible to violent crimes, including robbery and personal theft.¹⁰ These types of crimes have been on the rise within the County, which is demonstrated in the above graphs.

In East Orange, New Jersey, legislation requires a 24-hour armed or unarmed security guard in senior care communities. A senior care community is considered “a development of residential

⁷ [DCR Master \(princegeorgescountymd.gov\)](https://princegeorgescountymd.gov/)

⁸ [Prince George's County Council - Reference No. CB-008-2023 \(legistar.com\)](https://legistar.com/)

⁹ [How surveillance cameras can help prevent and solve crime | Urban Institute](https://www.urbaninstitute.org/)

¹⁰ [Overview of Elderly Victimization | Office of Justice Programs \(ojp.gov\)](https://ojp.gov/)

living units exclusively for persons who are at least 55 years of age or older, which provides accommodations for independent living.” This has the potential in East Orange, New Jersey, to protect senior residents 24 hours a day, but the direct effects of this legislation are currently unknown.

Baltimore City introduced a bill requiring senior apartment housing facilities to require a security guard for certain times of the day. This did not pass in committee, but this demonstrates that this is a growing concern looking to be addressed through legislation.¹¹

Cost Considerations

The cost of surveillance cameras varies based on the type of cameras needed. Based on research by CostOwl on apartment complex security camera systems, prices begin at \$1000 for every 4 cameras, which does not include installation, or any training associated with the surveillance cameras or maintenance to ensure they are working effectively.¹²

The costs of surveillance cameras are important to note, as requiring high-quality security cameras may translate into the cost of rent for residents.

When considering a 12-hour security guard for age-restricted housing, comes with an additional cost to apartment complexes. The cost of a security guard is based on the experience of the guard, armed, or unarmed, and the time of day the security guard is needed. The bill suggests that residents could choose the 12-hour period of the security guard, which is likely overnight when residents are most susceptible to crime. This will be a weighing factor on the cost of a security guard.

Based on the research of local security companies offering services to apartment complexes and condominiums, for DMAC Security, the price ranges from \$20 to \$100 an hour based on many factors, including the following¹³:

- Standard Unarmed Guard – \$20 to \$30 per hour
- Standard Armed Guard – \$25 to \$35 hourly
- Unarmed Guard with More Experience – \$30 to \$35 per hour
- Armed Guard with More Experience – \$35 to \$45 hourly
- Most Experienced Armed Guard (Usually Off-Duty Police Officers or Former Military Personnel) – \$60 to over \$100 per hour

When considering independent security guards within the County, prices are in a similar range, Thumbtack, a professional services site, demonstrates an average price of \$40 to \$50 an hour for private contractors within the County.¹⁴ These costs are important to note as they can potentially translate into rent increases for residents most likely to have a fixed income.

¹¹ [Legislation - HB0948 \(maryland.gov\)](https://legislation.maryland.gov/legislation.aspx?bill=HB0948)

¹² [Apartment Building Security Camera System Prices: The Benefits and How to Choose the Right System \[2023\] - CostOwl.com](https://www.costowl.com/apartment-building-security-camera-system-prices-the-benefits-and-how-to-choose-the-right-system-2023/)

¹³ [How much does a security guard cost - DMAC Security \(dmacstrategic.com\)](https://www.dmacstrategic.com/how-much-does-a-security-guard-cost/)

¹⁴ [2023 Average Security Guard Cost \(with Price Factors\) \(thumbtack.com\)](https://www.thumbtack.com/average-security-guard-cost/)

Additional Cost Considerations Since First Committee Session

Based on information provided by AOBA, the County's largest apartment membership organization, the cost of installing and maintaining cameras in the County varies. Most of the apartment communities that are AOBA members have cameras installed primarily at entry and exit points, amenity spaces, and mail/package areas.

Based on a 260-unit apartment community, indoor cameras/fisheye cameras can cost approximately \$955 per unit and \$1060.72 per unit. Additionally, there are other fees associated with wiring, antennas, port switches, and installation. Installing 21 4MP dome cameras, including ten ubiquity nano stations for the above cameras, can cost approximately \$37,000. In other cases, where apartments have amenities with cameras, the installation of 12 cameras in each laundry room can cost approximately \$38,000. Most of the cost is attributed to labor, including installation and initial setup. For an apartment complex with 39 cameras and new infrastructure, the complex was quoted for \$96,070, which is \$3,412 per camera. Outside of the installation cost, there are additional costs for monitoring and maintaining cameras, including those that require a licensing fee for operation, which can cost \$100 per camera, per year. Lastly, for cameras that require monitoring, a third-party visual sweep, with 10 hours of motoring per day, can cost approximately \$17,625 per year.

When considering security camera coverage points, the following shall be considered¹⁵:

- Main entrances and exits.
- Points of vulnerability inside and outside buildings.
- Amenity areas, including the gym, mail room, and pool.

There are currently no additional cost considerations for security guards for senior communities at this time.

Fiscal Impact:

Direct Impact

Enactment of CB-066-2023 may have a minor adverse fiscal impact, as it could cause a small increase in expenditures due to the increase in workload by DPIE to carry out inspections when imposing fines. Expenditures could be offset by fines, not to exceed \$500, to be imposed each day the landlord is in violation.

Indirect Impact

Enactment of CB-066-2023 may have an adverse indirect fiscal impact, as it could cause a small increase in rent for seniors in the age-restricted housing market to meet the costs of hiring a security

¹⁵ [Guide to Apartment Building & Multi-Family Security Systems \(pelco.com\)](#)

guard for 12 hours a day, seven days a week. This could result in an increase in the need for support services funded by the County.

Effective Date:

CB-066-2023 shall be effective forty-five (45) calendar days after it becomes law.

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