

# PRINCE GEORGE'S COUNTY COUNCIL

## COMMITTEE REPORT

2025 Legislative Session

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**Reference No.:** CB-045-2025

**Draft No.:** 1

**Committee:** PLANNING, HOUSING, AND ECONOMIC DEVELOPMENT

**Date:** 5/15/2025

**Action:** FAVORABLE

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**REPORT:** Committee Vote: Favorable, 3-0 (In favor: Council Members Dernoga, Oriadha, and Olson)

The Planning, Housing, and Economic Development (PHED) Committee met on May 15, 2025, to consider CB-045-2025. PHED Committee Chair Dernoga summarized the purpose of the legislation. As presented on Tuesday, April 29, 2025, Draft-1 of the bill is for the purpose of amending the rules and regulations promulgation authority under the Common Ownership Communities Program to include the County Council. The PHED Committee Director informed the Committee of written comments received on referral.

Vice Chair Oriadha, the bill sponsor, explained that the County Council has been working on concerns surrounding Common Ownership Communities. Vice Chair Oriadha thanked Delegate Marvin Holmes for his leadership on Common Ownership Communities legislation. The legislation is the first step to allow the County Council to create rules to help with the Common Ownership Communities dispute resolution legislation (CB-031-2024(DR-2)) enacted last year. Vice Chair Oriadha explained she would like to work with Delegate Holmes to look at Common Ownership rules to determine what standards should be in place. The County Council has not seen rules come from the County Executive as expeditiously as needed.

Ms. Sakinda Skinner, the County Council Liaison to the County Executive's Office, introduced Ms. Mashawn Hall, Unit Chief for Common Ownership Communities, and Ms. Courtney Mariette, Deputy Director for the Office of Community Relations, to discuss the Common Ownership Communities Program with the PHED Committee.

Ms. Skinner also explained that the Common Ownership Communities Program was discussed during the Office of Community Relations budget hearing. She noted that no rules have been drafted because the legislation mandates implementation in fiscal year 2026. Additionally, Ms. Skinner stated that the Administration could not directly support the legislation as the Executive Branch has already been tasked with creating the rules and regulations in accordance with Maryland state law.

Ms. Skinner questioned why the Legislative Branch is getting involved in creating regulations. Finally, she emphasized the importance of having the incoming Administration provide input on whether the Executive Branch intends to expand the Common Ownership Communities Program.

Ms. Hall mentioned that some Maryland state laws already address Common Ownership Communities and offered to assist the County Council with any questions.

Ms. Dinora Hernandez, with the Office of Law, found the legislation to be in proper legislative form and has no legal impediments to its enactment.

Ms. Shalene Miller-Whye, Legislative Budget and Policy Analyst with the Prince George's County Council Budget and Policy Division, submitted a policy and fiscal note explaining that 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 settled disputes among parties in the last three fiscal years. The previous 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 without the consent of the Council for neglect of or inability to perform the duties of the office, misconduct, or serious violation of law.
- Promulgate rules and regulations consistent with the purpose and spirit of the program.

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

Delegate Marvin Holmes explained he was testifying as a citizen, not representing any organization. He described the need for Commissions of Common Ownership Communities (CCOCs) across Maryland. He explained there are two CCOCs, one in Montgomery County and the other in Prince George's County. He next explained that he was testifying to give information on how to pursue teeth for the CCOC in Prince George's County. The County is very fortunate that other jurisdictions (Anne Arundel, Charles, and Baltimore County) want CCOCs in their counties.

HB 360 just passed the Maryland General Assembly and was signed by Governor Moore. It requires a one-hundred-dollar fee charged for Common Ownership Communities. The money goes into the General Fund. He further explained that the funds collected should go to the Office of Community Relations so disputes can be resolved through that office.

HB 558, proposed by Delegate Holmes but not passed by the General Assembly this year, creates a framework for how Common Ownership Communities should operate to address disputes in Maryland.

Delegate Holmes explained he is testifying to give the PHED Committee information on HB 360, which addresses the financial implications of the disputes within Common Ownership Communities, and HB 558, which outlines how CCOC should operate.

On motion of Vice Chair Oriadha, seconded by Council Member Olson, the PHED Committee voted 3-0 in favor of CB-045-2025.