PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2026 Legislative Session

Reference No.:	CB-046-2026
Draft No.:	2
Committee:	Committee of the Whole (COW)
Date:	June 2, 2026
Action:	FAV(A)

REPORT: Favorable as amended 7-0 (Council Members: Council Chair Oriadha, Adams, Blegay, Dernoga, Fisher, Ivey, and Olson)

The County Council sitting as the Committee of the Whole met on June 2, 2026, to reconsider CB-046-2026. The Committee of the Whole had previously considered the legislation on May 26, 2026.

The Legislative Attorney reviewed two proposed amendments: The first amendment clarified that the legislation would apply to both residential and commercial properties. The second amendment revised the disposition of revenues generated by the tax by striking language specifying certain uses of the fund while retaining provisions that the revenues be deposited into a non-lapsing fund and expended as designated by Council resolution.

Council Chair Oriadha moved favorable consideration of the amendments, seconded by Vice Chair Olson. The motion passed by a vote of 7-0.

The Council sitting as the Committee of the Whole voted favorably 7-0 on CB-046-2026 as amended.

Reference No.:	CB-046-2026
Draft No.:	1
Committee:	Committee of the Whole (COW)
Date:	May 26, 2026

Action: Held In Committee

REPORT: Held in Committee 9-0 (Council Members Oriadha, Adams, Stafford-Adams, Dernoga, Fisher, Harrison, Hunter, Ivey, and Olson)

The County Council sitting as the Committee of the Whole met on May 26, 2026, to consider CB-046-2026.

Staff provided an overview stating that the legislation intends to establish a special real property tax rate for vacant residential and improved properties that have been cited as vacant and unfit for habitation or other authorized use pursuant to a housing or building violation notice. CB-046-2026 further specifies the use of revenue generated from the special tax and generally relates to the taxation of vacant real property within Prince George's County.

CB-046-2026 addresses the ongoing impact of vacant and blighted properties on surrounding communities by creating a financial incentive for property owners to rehabilitate, occupy, or otherwise return properties to productive use. The Bill also seeks to support neighborhood stabilization efforts and improve community appearance and safety through the use of proceeds generated by the tax.

Roger Banegas, Legislative Budget and Policy Analyst, provided an overview of the Policy Analysis and Fiscal Impact Statement for CB-046-2026, indicating that enactment of CB-046-2026 would have a moderate adverse fiscal impact on the County due to staffing and administrative costs associated with implementation, including property inspections, vacancy determinations, appeals processing, legal enforcement, tax billing adjustments, database integration, and public outreach. Based on data from the DPI registry as of September 11, 2025, there were 452 unresolved accounts, with an average assessed value of $242,833. At a five-times rate, this could generate approximately $5.5 million in revenue, reflecting an estimated net increase of about $.4.4 million. The Office of Finance further noted that updated property data from DPI would be needed to refine revenue projections and provide a more precise fiscal estimate once applicable properties are fully identified.

Council Chair Oriadha, the bill sponsor, emphasized that CB-046-2026 seek to address the issue of vacant and underutilized properties by creating stronger financial disincentives for prolonged vacancy, noting that many properties remain idle with little incentive for owners to redevelop, sell, or bring them back into productive use. Council Chair Oriadha highlighted a specific vacant property in her District as an example of a wider issue across the County involving long-term vacant and underused properties that remain idle in many communities. She noted that this effort builds on prior Council initiatives and includes continued engagement with the State regarding potential revenue considerations.

Council Member Harrison raised concerns regarding potential impacts on third-party purchasers and the need for clear statutory language to prevent unintended cost pass-throughs to homebuyers.

The County Executive Office expressed general support for the intent of the legislation, but requested amendments to align the implementation date with fiscal year 2028 due to statutory deadlines related to property tax rate submissions.

Council Chair Oriadha made a motion to hold until next week, seconded by Vice Chair Olson.

The County Council sitting as the Committee of the Whole voted 9-0 to hold CB-046-2026 in Committee.