



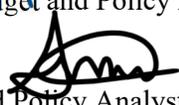
February 18, 2026

**FISCAL AND POLICY NOTE**

TO: David H. Murray  
Council Administrator

Colette R. Gresham, Esq.  
Deputy Council Administrator

THRU: Lavinia Baxter   
Senior Legislative Budget and Policy Analyst

FROM: Shalene Miller-Whye   
Legislative Budget and Policy Analyst

RE: Policy Analysis and Fiscal Impact Statement  
**CR-005-2026** Common Ownership Communities Program Rules and Regulations  
Promulgation

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**CR-005-2026** (*proposed by:* Councilmember Oriadha)

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

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A RESOLUTION concerning Common Ownership Communities Program Rules and Regulations Promulgation for the purpose of the County Council promulgation of rules and regulations governing the implementation and administration of the Common Ownership Communities Program.

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**Fiscal Summary**

**Direct Impact:**

*Expenditures:* No direct expenditure impact likely.

*Revenues:* No direct revenue impact likely.

**Indirect Impact:**

No indirect impact.

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**Legislative Summary:**

CR-005-2026<sup>1</sup> proposed by Councilmember Oriadha was presented to the Council on February 3, 2026, and referred to the Planning, Housing, and Economic Development Committee. It would promulgate rules for the Common Ownership Communities Program.

If enacted, CR-005-2026 would:

- Establish rules and regulations of the Common Ownership Communities program.
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**Resource Personnel:**

- Leroy D. Maddox Jr., Legislative Attorney
  - Tre’von Sawyers, Chief of Staff
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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 in Common Ownership Communities, aiming to address 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-015-2007 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.
- 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’; and,
- 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, as per 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.

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<sup>1</sup> [Prince George's County Council - Reference No. CR-005-2026](#)

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

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.

#### *CB-045-2025*

CB-045-2025<sup>3</sup> gave the County Council the authority to promulgate rules and regulations consistent with the program's purpose and spirit. This is the first set of rules and regulations promulgated for the program.

#### *CR-85-2025*

CR-085-2025<sup>4</sup> was introduced and referred to the Planning, Housing, and Economic Development committee on September 9, 2025. It passed through the committee favorably with amendments on October 16, 2025, and had no action taken on November 18, 2025.

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### **Discussion/Policy Analysis**

#### *CR-045-2026*

CB-045-2025 gave the County Council the ability to promulgate rules and regulations for the Common Ownership Communities program. These rules shall be in the purpose and spirit of the Common Ownership Program and govern its implementation and administration.

Based on the County Code and the Prince George's County Common Ownership Communities program's website, the Commission was established to ensure the proper establishment and operation of homeowners' associations, condominium associations, and cooperative housing units. Additionally, the Commission promotes public awareness and homeowners' association membership understanding of the rights and obligations of living in a common ownership community. Through the Commission, they are also responsible for assisting and overseeing the development of coordinated community and government policies, programs, and services that support these communities. The proposed rules are in Attachment 2.

The Office of Community Relations submitted legislative comments on the legislation's impact. The agency stated the following:

- Several provisions within the resolution create significant operational, compliance, and administrative challenges.
- There may be conflicting statutory frameworks with Maryland law.
- Requirements impose operational and administrative burdens, which may potentially reduce the number of businesses in the County.
- It may expose proprietary pricing structure due to disclosure of contracts, which may reduce vendor participation, increase procurement costs, and create confidentiality and cybersecurity risks for associations.

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<sup>3</sup> [Prince George's County Council - Reference No. CB-045-2025](#)

<sup>4</sup> [Prince George's County Council - Reference No. CR-085-2025](#)

- Mandatory document production deadlines and financial penalties that may be operationally unrealistic and create insurance and liability exposure for associations and management firms.
  - This legislation does not address the critical distinction between community association management firms and traditional property management companies.
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**Fiscal Impact:**

- *Direct Impact*

Enactment of CR-005-2026 is not likely to have a direct fiscal impact.

- *Indirect Impact*

Enactment of CR-005-2026 is not likely to have an indirect fiscal impact.

- *Appropriated in the Current Fiscal Year Budget*

N/A

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**Effective Date:**

The proposed Resolution shall be effective on the date of adoption and, unless otherwise stated in a specific provision.

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