

# PRINCE GEORGE'S COUNTY COUNCIL

## COMMITTEE REPORT

2024 Legislative Session

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<b>Reference No.:</b>	CB-071-2024
<b>Draft No.:</b>	2
<b>Committee:</b>	COMMITTEE OF THE WHOLE
<b>Date:</b>	9/24/2024
<b>Action:</b>	FAVORABLE (A)

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**REPORT:** Committee Vote: Favorable, as amended, 7-0 (In favor: Chair Ivey, Council Members Blegay, Dernoga, Hawkins, Olson, Oriadha, and Watson)

The County Council convened as the Committee of the Whole on September 24, 2024, to consider CB-71-2024. The PHED Committee Director summarized the purpose of the legislation and informed the Committee of written comments received on referral. As presented on September 10, 2024, Draft-1 amends provisions of the Prince George's County Code to define Garden Style Apartments; requires certain security equipment for Garden Style Apartments; delays the implementation date of the provisions of the Act from June 1, 2024, to November 30, 2024; and generally regarding landlord security measures security equipment.

The Division on Budget and Policy provided a policy analysis stating the bill's direct and indirect fiscal impact. The enactment of CB-71-2024 will not have a significant direct fiscal impact. It will expand the number of multifamily dwellings subject to the law requirements. The bill will not likely add a significant enforcement burden to the Department of Permitting, Inspections and Enforcement (DPIE). Any additional expenditures could be offset by fines not exceeding \$500, which are to be imposed each day the landlord is in violation. There may be an indirect fiscal impact as more security measures are required, this will likely deter crime and potentially create cost savings for law enforcement over time.

Ms. Canning, the Legislative Attorney, provided amendments to the bill. The amendments are as follows:

On page 6, lines 19 through 21, add the words “(4) The Department of Permitting, Inspections and Enforcement shall develop regulations that address security camera angles and placement of security cameras in Garden Style Apartments.”

Council Member Blegay, the bill sponsor, discussed that the County Council enacted CB-066-2023(DR-3) last year, which required security cameras at high occupancy dwellings and age-restricted senior housing residences with over one hundred units. This bill would also require security cameras for garden style apartments. Council Member Blegay stated she with Council Member Hawkins to amend the bill to require garden style apartments to have one camera to cover multiple entrances because there are, in some cases, twenty or more buildings that need surveillance.

## CB-071-2024 (DR-2) Report

Council Member Blegay further explained that the Apartment and Office Association of Metropolitan Washington (AOBA) submitted a letter supporting the legislation with the amendment that DPIE be required to develop regulations to address security camera angles and that language has been added to the bill.

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

Ms. Sakinda Skinner, County Council Liaison with the County Executive's Office, explained that Ms. Lori Parris, Senior Advisor to the DPIE Director, had reviewed the bill and requested an amendment to the definition of "Garden Style Apartment" because, as drafted, it is broad. DPIE suggested that the "Garden Style Apartment" definition be amended to include the number of stories in a garden style apartment building. The proposed amendment on page 2, lines 26 through 27, behind the word "property," add the words "on the same parcel, lot, tract, or block of land, and ownership."

Ms. Parris, through Ms. Skinner, also requested that language be added to the bill to require cameras at each exit or entrance. Ms. Skinner stated that the amendment would be covered by the amendment Ms. Canning discussed by requiring DPIE to draft regulations. Ms. Skinner stated that the Administration is supportive of the legislation with the amendments.

Council Member Oriadha stated that the proposed language does not state how many levels of floors are required in the garden style apartments. Chair Ivey noted that the language stating the building does not have an elevator should be added because that dictates the number of stories in the multifamily building. Chair Ivey also explained that when a certain number of floors exist within a multifamily building, an elevator is required, and it is no longer considered a garden style apartment. The council members made additional amendments to add a new sentence. The language reads: "The Garden Style Apartment includes levels or stories without an elevator."

The revised definition reads: "Garden Style Apartments shall consist of multiple small buildings spread out across one large property on the same parcel, lot, tract, or block of land, and ownership. The Garden Style Apartment includes levels or stories without an elevator."

Mr. Hugo Cantu, with ABOA, spoke in support of the legislation and the included amendments. ABOA supports public safety.

Next, on a motion of Council Member Blegay, seconded by Council Member Hawkins, the Prince George's County Council, sitting as the Committee of the Whole, voted 7-0 favorably on CB-071-2024 as amended.