

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**2025 Legislative Session**

Bill No. CB-079-2025

Chapter No. \_\_\_\_\_

Proposed and Presented by Council Member Dernoga

Introduced by \_\_\_\_\_

Co-Sponsors \_\_\_\_\_

Date of Introduction \_\_\_\_\_

**BILL**

1 AN ACT concerning

2 Nuisances

3 For the purpose of providing for certain legislative findings; adding the definition of promoter;  
 4 providing for the prohibition of the operation of a public or neighborhood nuisance by a  
 5 promoter; authorizing a member of the County Council to submit a certain petition to the  
 6 Nuisance Abatement Board; providing for certain criminal and civil penalties; and generally  
 7 regarding public and neighborhood nuisances.

8 BY repealing and reenacting with amendments:

9 SUBTITLE 14. MORALS AND CONDUCT.

10 Sections 14-170, 14-171, 14-172, and 14-174,

11 The Prince George's County Code

12 (2023 Edition; 2024 Supplement).

13 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
 14 Maryland, that Sections 14-170, 14-171, 14-172, and 14-174 of the Prince George's County Code  
 15 be and the same are hereby repealed and reenacted with the following amendments:

16 SUBTITLE 14. MORALS AND CONDUCT.

17 DIVISION 14. NUISANCES.

18 **Sec. 14-170. - Legislative findings.**

19 (a) The County Council finds and declares that public and neighborhood nuisances exist in  
 20 the County in the continuing and recurrent use of certain commercial and certain residential  
 21 premises in violation of the laws relating to controlled dangerous substances, prostitution, human

sex trafficking, human labor trafficking, criminal gangs, storage of weapons, stolen property, contraband or other evidence of criminal activity, obstruction of the enjoyment of private property, the use of residential properties for activities that are prohibited in residential neighborhoods and zones, including commercial-style events, and other public and neighborhood nuisances and traditional criminal remedies do not always abate these types of activities at these locations.

(b) The enforcement of abatement procedures and the penalties set forth in this Division constitute an additional method of law enforcement in response to the proliferation of the above-referenced public nuisances and are an exercise of the County's police power that is reasonable and necessary in order to protect the health, safety, and general welfare of the citizens of Prince George's County.

#### **Sec. 14-171. - Definitions.**

(a) As used in this Division:

(1) **Board** shall mean the Nuisance Abatement Board.

(2) **Neighborhood nuisance** means any premises, except as defined by Section 13-138(a)(9) of the County Code, on or in which, on two or more separate occasions within a one-year period before the start of a proceeding under this subtitle, an owner, tenant or occupant of the premises:

(a) acts in a disorderly manner that disturbs the public peace; or

(b) engages in acts, creates or maintains conditions that allows others to act in a disorderly manner that disturbs the public peace; or

(c) engages in activities that are prohibited in residential neighborhoods and zones, including any event, gathering, party, or picnic that involves: admission fees; cover charges; door charges; entry fees; ticket sales; food or beverage sales; adult entertainment charges, fees or sales; personal profit to the homeowner or organizer of an event; or is open to the general public.

(3) **Occupant** shall mean any person occupying a premises, whether or not a party to a lease.

(4) **Owner and owner of record** shall mean the person in whose name a premises is recorded in the land records of Prince George's County who owns, leases, occupies, or controls the property and any agent of such person.

1           (5) **Person** means an individual, receiver, guardian, personal representative,  
2 fiduciary, or representative of any kind, and any corporation, partnership, firm, association, joint  
3 venture, or other legal entity.

4           (6) **Premises** shall mean any land, building, or other structure, or part thereof, where  
5 a residential property, including vacant or abandoned property, or a commercial, business, or  
6 similar establishment is located.

7           (6.1) **Promoter** shall mean an individual or entity who organizes, publicizes, and  
8 facilitates events, gatherings, parties, or similar activities at a premises, including by providing  
9 essential event information such as date, time, location, and theme, even if that individual or  
10 entity is otherwise unconnected to the premises and regardless of whether they have an interest  
11 in the premises.

12           (7) **Public nuisance** shall mean any residential or commercial premises used:

13           (A) By persons who assemble for the purpose of illegally administering a  
14 controlled dangerous substance, as defined in the Criminal Law Article of the Maryland  
15 Annotated Code;

16           (B) For the illegal manufacture or distribution of a controlled dangerous  
17 substance, or controlled paraphernalia, as defined in the Criminal Law Article of the Maryland  
18 Annotated Code; or

19           (C) For the illegal storage or concealment of a controlled dangerous substance in  
20 sufficient quantity to reasonably indicate under all the circumstances an intent to manufacture,  
21 distribute, or dispense a controlled dangerous substance or controlled paraphernalia;

22           (D) By persons for activities involving prostitution, human trafficking, or a  
23 criminal gang as defined in the Criminal Law Article of the Maryland Annotated Code;

24           (E) As a neighborhood nuisance as defined by this Section; or

25           (F) To endanger life, health, or safety, or obstruct the quiet enjoyment and  
26 reasonable use of the property of persons in a particular area.

27           (G) For the storage or concealment of illegal weapons, stolen property,  
28 contraband or other evidence of criminal activity at the premises.

29           (H) As a disorderly house as referenced in the Criminal Law Article of the  
30 Maryland Annotated Code.

31           (I) By persons for activities involving human labor trafficking as defined in

1 Section 14-191(a)(7) of the County Code.

2 (8) **Tenant** shall mean any tenant or lessee, whether under a written or oral lease.

3 **Sec. 14-172. - Operation of a public or neighborhood nuisance prohibited; action to abate.**

4 (a) No person owning, operating, having charge or management of any premises, a tenant  
5 living in or occupant of any premises, or a promoter may cause or shall permit such premises to  
6 be used in violation of County, State, or Federal laws governing controlled dangerous  
7 substances, prostitution, human sex trafficking, human labor trafficking, criminal gangs, the  
8 storage or concealment of illegal weapons, stolen property, contraband or other evidence of  
9 criminal activity at the premises, or as a public or neighborhood nuisance.

10 (1) A police or Fire/EMS report, documentation, or any citation, written in the regular  
11 course of business by any State, County, or municipal law enforcement agency, fire officer, or  
12 any other County or municipal agency or department authorized to issue citations or corrective  
13 orders, of a premises having been used for activities described in Section 14-171(a)(2) or (7) of  
14 this Division is prima facie evidence that the premises are a public or neighborhood nuisance.

15 (b) Any State, County, or municipal law enforcement agency, fire department, or any other  
16 County or municipal agency or department authorized to issue citations or corrective orders, may  
17 initiate proceedings under this Division to abate and prevent the nuisance and enjoin the person  
18 conducting or maintaining it, and the owner, lessee, resident, or agent of the premises in or upon  
19 which the nuisance exists, from directly or indirectly maintaining or permitting the nuisance  
20 whenever any agency or department of the County or municipality provides sufficient evidence  
21 to support such proceedings.

22 (1) Prior to the initiation of proceedings, any State, County, or municipal law  
23 enforcement agency, fire department, or any other County or municipal agency or department  
24 authorized to issue citations or corrective orders, or a member of the County Council, shall  
25 submit a petition to the Board which sets forth the basis for its belief that a public or  
26 neighborhood nuisance exists and that the owner, lessee, resident, or agent has failed or refused  
27 to cooperate with the State, County, or municipal law enforcement agency, fire department, or  
28 any other County or municipal agency or department attempts to abate the nuisance. The petition  
29 shall include affidavit(s) in support thereof. The Board shall review the petition and issue a  
30 notice of hearing if a majority of the Board finds that the State, County, or municipal law  
31 enforcement agency, fire department, or any other County or municipal agency or department

1 authorized to issue citations or corrective orders has sufficient evidence to support its case. A  
 2 notice of hearing shall be issued no later than fifteen (15) days after the Board has reviewed the  
 3 petition.

4 \* \* \* \* \*

5 **Sec. 14-174. - Violation or destruction of order, other enforcement.**

6 (a) Criminal Penalties.

7 (1) Any person who destroys, removes, or defaces an order posted by the Board is  
 8 guilty of a misdemeanor punishable by a fine of not more than [One] Five Thousand Dollars  
 9 (\$[1]5,000.00) or imprisonment for not more than 30 days, or both.

10 [(b)] (2) Any person who intentionally disobeys any proper order issued by the Board  
 11 or who uses or occupies or permits any other person to use or occupy any premises ordered  
 12 closed is guilty of a misdemeanor punishable by a fine of \$[1]5,000.00 or imprisonment for not  
 13 more than 180 days, or both.

14 [(c)] (3) Each day a violation of Subsection [(b)](a)(2) continues is a separate  
 15 offense.

16 (b) Civil Penalties.

17 [(d)] (1) In addition to any other civil or criminal remedy or enforcement procedure,  
 18 this Division may be enforced by issuance of a civil penalty by the Board or a civil citation  
 19 pursuant to Subtitle 28, Division 3 of the County Code.

20 [(e)] (2) The civil monetary fine for each civil violation of this Division by a natural  
 21 person shall be [One Thousand Dollars (\$1,000.00)] Two Thousand Five Hundred Dollars  
 22 (\$2,500.00) for a first violation and [One Thousand Dollars (\$1,000.00)] Five Thousand Dollars  
 23 (\$5,000.00) for a second and any subsequent violation.

24 (3) The civil monetary fine for each civil violation of this Division by any entity  
 25 other than a natural person shall be Five Thousand Dollars (\$5,000.00) for a first violation and  
 26 Five Thousand Dollars (\$5,000.00) for any subsequent violation.

27 (4) A decision and order by the Board that finds the existence of a public or  
 28 neighborhood nuisance and a failure or refusal to cooperate with attempts to abate the nuisance  
 29 shall constitute a violation for the purposes of this Section.

30 (5) Each day a violation continues is a separate offense.

31 [(f)] (c) The Police Department shall be authorized to issue a criminal citation in lieu of

1 the issuance of a civil citation pursuant to Subtitle 28, Division 3 of this Code.

2 \* \* \* \* \*

3 SECTION 2. BE IT FURTHER ENACTED that the provisions of this Act are hereby  
4 declared to be severable; and, in the event that any section, subsection, paragraph, subparagraph,  
5 sentence, clause, phrase, or word of this Act is declared invalid or unconstitutional by a court of  
6 competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining  
7 words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this  
8 Act, since the same would have been enacted without the incorporation in this Act of any such  
9 invalid or unconstitutional word, phrase, clause, sentence, paragraph, subparagraph, subsection,  
10 or section.

11 SECTION 3. BE IT FURTHER ENACTED that this Act shall take effect forty-five (45)  
12 calendar days after it becomes law.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2025.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
Edward P. Burroughs III  
Chair

ATTEST:

\_\_\_\_\_  
Donna J. Brown  
Clerk of the Council

APPROVED:

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
Aisha N. Braveboy  
County Executive