

**PRINCE GEORGE'S COUNTY COUNCIL  
AGENDA ITEM SUMMARY**

**Meeting Date:** 7/28/98

**Reference No.:** CB-56-1998

**Proposer:** Del Giudice

**Draft No.:** 1

**Sponsors:** Del Giudice

**Item Title:** An Act requiring rehabilitation or demolition of dwellings  
found to be unfit for human habitation

**Drafter:** Ralph E. Grutzmacher  
Legislative Officer

**Resource Personnel:** Therese C. Yewell  
Legislative Aide

**LEGISLATIVE HISTORY:**

**Date Presented:** 4/21/98

**Executive Action:** 8/17/98 S

**Committee Referral:** 4/21/98 THE

**Effective Date:** 10/2/98

**Committee Action:** 6/25/98 FAV

**Date Introduced:** 7/7/98

**Pub. Hearing Date:** 7/28/98 11:00 A.M.

**Council Action:** 7/28/98 ENACTED

**Council Votes:** RVR:A, DB:A, SD:A, JE:A, IG:A, TH:A, WM:A, AS:A, MW:A

**Pass/Fail:** P

**Remarks:** \_\_\_\_\_

**TRANSPORTATION, HOUSING AND ENVIRONMENT COMMITTEE**      DATE: 6/25/98

Committee Vote: Favorable, 3-0, (In favor: Council Members Wilson, Scott and Maloney).

This legislation amends Section 118.0 of the BOCA Code. A new Subsection 118.11 titled "New one-family dwelling units," is added providing for the revocation of a certificate of use and occupancy for dwellings, the filing of a rehabilitation plan, and condemnation if the dwelling is not rehabilitated expeditiously in accordance with the rehabilitation plan.

CB-56-1998 provides the Department of Environmental Resources additional enforcement mechanism in handling problem housing cases. Under the current Code, vacant and or abandoned property is required to be boarded. After a year the County can seek proceedings to have the



unoccupied structure razed. This legislation allows the Director to revoke the use and occupancy permit if the dwelling is found to be unfit after 180 days. The owner would have to submit a rehabilitation plan specifying compliance with the building and housing code. If the owner of the dwelling does not submit a rehabilitation plan, or fails to complete the work required, the Director shall caused the dwelling to be demolished.

The Department of Environmental Resources indicated that they have experienced difficulty in obtaining a judge's approval to raze structures which are not in obvious distress. Further, this bill would still require a court order for demolition.

### **BACKGROUND INFORMATION/FISCAL IMPACT**

**(Includes reason for proposal, as well as any unique statutory requirements)**

The proposed legislation provides for the revocation of a certificate of use and occupancy for dwellings, the filing of a rehabilitation plan, and condemnation if the dwelling is not rehabilitated expeditiously in accordance with the rehabilitation plan.

### **CODE INDEX TOPICS:**