

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2012 Legislative Session**

Bill No. _____ CB-81-2012 _____

Chapter No. _____ 66 _____

Proposed and Presented by _____ Council Member Davis _____

Introduced by _____ Council Members Davis, Franklin, Toles and Turner _____

Co-Sponsors _____

Date of Introduction _____ October 23, 2012 _____

ZONING BILL

1 AN ORDINANCE concerning

2 Public Facilities Financing and Implementation Program (PFFIP)

3 For the purpose of clarifying that financing strategies for proposed and future development in a
4 specified area established within a Public Facilities Financing and Implementation Program
5 (PFFIP) include annual cost adjustments in a percentage equivalent to the percentage by which
6 the Engineering News-Record (ENR) cost indices of local construction costs for the Washington
7 Metropolitan area have changed.

8 BY repealing and reenacting with amendments:

9 Section 27-107.01,

10 The Zoning Ordinance of Prince George's County, Maryland,

11 being also

12 SUBTITLE 27. ZONING.

13 The Prince George's County Code

14 (2011 Edition).

15 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
16 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
17 District in Prince George's County, Maryland, that Section 107.01 of the Zoning Ordinance of
18 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,
19 be and the same is hereby repealed and reenacted with the following amendments:

20 **SUBTITLE 27. ZONING.**

PART 2. GENERAL.
DIVISION 1. DEFINITIONS.

Sec. 27-107.01. Definitions.

(a) Terms in the Zoning Ordinance are defined as follows:

* * * * *

(186.1) Public Facilities Financing and Implementation Program: A

comprehensive program established by the County Council and intended to implement and facilitate General Plan, Master Plan, or Sector Plan recommendations regarding the construction and maintenance of public facilities not subject to public facilities surcharges, including water, sewerage, transportation (streets and mass transit), libraries, recreation, and privately owned and maintained streets and recreational facilities authorized pursuant to Subtitle 24 of this Code.

Intended to include some or all proposed and future development in a specified area, this program should include provisions for financing strategies including, but not limited to, pro-rata contributions, sale leasebacks, funding "clubs," the Surplus Capacity Reimbursement Procedure provided in Section 24-124 of the County Code, and other methods to ensure equity. Costs for the proposed and future development in a specified area established within a Public Facilities Financing and Implementation Program (PFFIP) include annual cost adjustments in a percentage equivalent to the percentage by which the Engineering News-Record (ENR) cost indices of local construction costs for the Washington Metropolitan area have changed. Cost adjustments for public facilities shall be based the final cost of said improvements authorized pursuant to Subtitle 24 of this Code. Techniques may include but are not limited to tax increment financing, special taxing districts, alternative construction financing, property tax reductions, tax credits, and/or Federal, State, or local programs. Public facilities surcharges for public safety and schools will be collected and distributed in accordance with applicable law. Fees collected in excess of required surcharges shall be included in any established Public Facilities Financing and Implementation Program for that area.

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1 SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five
2 (45) calendar days after its adoption.

Adopted this 20th day of November, 2012.

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

BY: _____
Andrea C. Harrison
Chair

ATTEST:

Redis C. Floyd
Clerk of the Council

KEY:
Underscoring indicates language added to existing law.
[Brackets] indicate language deleted from existing law.
Asterisks *** indicate intervening existing Code provisions that remain unchanged.