

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2022 Legislative Session

Bill No. CB-018-2022

Chapter No. 15

Proposed and Presented by Council Members Glaros, Dernoga, and Ivey

Introduced by Council Members Glaros, Dernoga, Ivey, Streeter, Hawkins, Turner,
Taveras, Burroughs, Harrison, and Medlock

Co-Sponsors _____

Date of Introduction May 10, 2022

BILL

1 AN ACT concerning

2 Rental Housing Inspections

3 For the purpose of requiring the inspection of certain rental housing dwellings over a certain period
4 of time; requiring certain rental housing properties receiving certain payment in lieu of taxes
5 agreements to be inspected over a certain period of time; requiring a certain reporting requirement;
6 providing for a certain exemption from the rental housing inspection requirement; and generally
7 relating to rental housing inspections.

8 BY repealing and reenacting with amendments:

9 SUBTITLE 13. HOUSING AND PROPERTY
10 STANDARDS.

11 Section 13-110,
12 The Prince George's County Code
13 (2019 Edition; 2021 Supplement).

14 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
15 Maryland, that Section 13-110 of the Prince George's County Code be and the same is hereby
16 repealed and reenacted with the following amendments:

17 **SUBTITLE 13. HOUSING AND PROPERTY STANDARDS.**

18 **DIVISION 1. HOUSING CODE.**

19 **SUBDIVISION 2. AMENDMENTS TO THE HOUSING CODE.**

20 **Sec. 13-110. Same; Section 104, Duties and Powers of the Code Official.**

1 (a) Section 104.3 is amended to read as follows:

2 **104.3 Inspections.** Subject to the limitations and conditions as hereinafter stated in this Section, it
 3 shall be the duty of the Code Official to make, or cause to be made, inspections as often as
 4 necessary to determine the conditions of dwellings, multifamily dwellings, dwelling units,
 5 rooming houses, rooming units, and premises in order to safeguard the safety and welfare of the
 6 public under the provisions of this Code. Such inspections shall be made in response to citizen or
 7 official complaints or other reliable information or allegations of existing violations of the Code.
 8 Further, inspections of dwellings, dwelling units, rooming houses, rooming units, and premises
 9 shall be made on a systematic basis (e.g., house by house, block by block) in areas, communities,
 10 or neighborhoods when it is determined by the Code Official that such action is necessary to
 11 properly apply and enforce the provisions of this Code. All reports of such inspections shall be in
 12 writing and shall be certified by a responsible officer of such approved agency or by the responsible
 13 individual. The Code Official is authorized to engage such expert opinion as deemed necessary to
 14 report upon unusual technical issues that arise, subject to the approval of the appointing authority.

15 (b) Section 104.3.1 is added to read as follows:

16 **104.3.1 Inspections - Rental Housing - Ten or More Units.**

17 Notwithstanding Section 104.3, it shall be the duty of the Code Official to make, or cause to
 18 be made, inspections of rental housing dwellings, with ten or more units, for all rental housing
 19 properties over twenty-years old every three-years. All rental housing properties, with ten or more
 20 units, receiving a payment in lieu of taxes agreement pursuant to Md. Ann. Code Art. Local
 21 Government, Section 1-1308 shall be inspected every three-years.

22 These inspections will be to determine the conditions of the rental housing properties in order
 23 to safeguard the safety and welfare of the public under the provisions of this Code. All reports of
 24 such inspections shall be in writing and shall be certified by a responsible officer of such approved
 25 agency or by the responsible individual. The Code Official is authorized to engage such expert
 26 opinion as deemed necessary to report upon unusual technical issues that arise, subject to the
 27 approval of the appointing authority.

28 If a municipality within the County conducts rental housing inspections, for rental housing
 29 properties with ten or more units, the municipality shall provide the Code Official, or their
 30 designee, information about their inspections resulting in violations within 30 days of the issuance
 31 of the violation notice. If a municipality conducts rental housing inspections, for rental housing

1 properties with ten or more units, it is optional for the Code Official to conduct the three-year
2 inspection on properties set forth in this Section, if the municipality conducts the rental housing
3 inspection within the three-year timeframe. The three-year timeframe commences on the date of
4 the last inspection of the rental housing property which is noted on file.

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

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

Adopted this 7th day of June, 2022.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Calvin S. Hawkins, II
Chair

ATTEST:

Donna J. Brown
Clerk of the Council

APPROVED:

DATE: _____ BY: _____
Angela D. Alsobrooks
County Executive

KEY:

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

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