

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2022 Legislative Session

Reference No.: CB-018-2022

Draft No.: 1

Committee: COMMITTEE OF THE WHOLE

Date: 4/25/2022

Action: FAV

REPORT:

Favorable 10-0: (In favor: Council Members Hawkins, Burroughs, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras, and Turner)

The Prince George's County Council, convened as the Committee of the Whole on April 25, 2022, to consider CB-18-2022. The Planning, Housing and Economic Development (PHED) Committee Director summarized the purpose of the bill and informed the Committee of written comments received on referral. The bill amends Subtitle 13 of the County Code, Housing and Property Standards, to require inspections of rental housing dwellings with ten or more units for all rental housing properties over twenty-years old every three-years. It requires that all rental housing properties with ten or more units receiving a payment in lieu of taxes agreement pursuant to Md. Ann. Code Art. Local Government, Section 1-1308 be inspected every three-years. It also requires municipalities that conduct rental housing inspections of dwellings with ten or more units to provide the Code Official information about their inspections resulting in violations within 30 days of the issuance of the violation notice. Lastly, it provides that, at the option of the Code Official, municipal inspections may take the place of inspections by the Code Official if they take place within the three-year inspection timeframe that commences on the date of the last inspection of the rental housing property which is noted on file.

Council Member Glaros, the bill sponsor, commented that CB-18-2022 provides that the Department of Permitting, Inspections and Enforcement (DPIE) regularly conducts inspections for older rental properties, that city municipal inspectors share inspection and violations information with the County, and that rental properties receiving payment in lieu of taxes shall be inspected every three years to ensure that the quality of life is appropriate for renters.

Terry Bell, County Executive's Liaison to the County Council, stated that the County Executive supports the legislation. The Office of Law reviewed CB-18-2022 and determined that it is in proper legislative form with no legal impediments to its enactment. Melissa Bondi, of Enterprise Community Partners, submitted a comment via electronic mail in support of CB-18-2022.

Council Members Turner and Franklin inquired about the number of rental units impacted as well as the fiscal impact of the bill on DPIE. The Council Members requested a fiscal impact statement be provided prior to bill introduction. Council Member Streeter commented that the provisions of the bill address tenant rights and concerns making owners responsible and are well overdue. Council Member Turner also indicated that he intended to contact municipalities within

his district to obtain their input on the bill's requirements and any impact on city code enforcement.

After discussion, the Committee of the Whole voted the bill out favorably as drafted.