



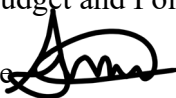
September 16, 2025

FISCAL AND POLICY NOTE

TO: Colette R. Gresham, Esq.
Acting Council Administrator

Karen T. Zavakos
Associate Council Administrator

THRU: Lavinia Baxter 
Senior Legislative Budget and Policy Analyst

FROM: Shalene Miller-Whyte 
Legislative Budget and Policy Analyst

RE: Policy Analysis and Fiscal Impact Statement
CR-091-2025 Accessory Dwelling Units Task Force

CR-091-2025 (*Proposed by*): Council Member Olson

Assigned to the Planning, Housing, and Economic Development Committee

A RESOLUTION CONCERNING the Accessory Dwelling Units Task Force For the purpose of establishing the Accessory Dwelling Units Task Force; to develop ideas for implementing the use in Prince George's County; setting forth the procedures for the selection and appointment of members; assigning duties and responsibilities; setting forth provisions for administrative support of the task force; and setting a time for the completion of work and termination of the temporary task force

Fiscal Summary

Direct Impact:

Expenditures: Additional administrative costs will be incurred for staffing this task force.

Revenues: No anticipated revenue impact.

Indirect Impact:

Likely favorable.

Legislative Summary:

CR-091-2025,¹ proposed by Council Member Waston on September 9, 2025, and referred to the Planning, Housing, and Economic Development Committee. CR-091-2025 would establish a task force to develop ideas for implementing the use of Accessory Dwelling Units in Prince George's County.

Resource Personnel:

- Rana Hightower, PHED Committee Director
- Tomeka Bumbry, Chief of Staff, District 4
- Jobina Brown, Policy Director, District 4

Current Law/Background:

Section 506 of the Charter of Prince George's County, Maryland, authorizes the County Council or the County Executive to appoint temporary advisory boards for specific periods to assist with the consideration and development of policies and/or programs.²

House Bill 1466³ established a state policy that promoted and encouraged the creation of Accessory Dwelling Units (ADUs) on land with a single-family detached dwelling unit as a primary dwelling unit to meet housing needs. Through this Bill, it required the adoption of specified local laws authorizing ADUs, prohibited a restriction on the use of a property from unreasonably limiting the ability of an owner to develop or offer rent for an ADU, and authorized homeowner's associations (HOAs) to treat an ADU as a separate lot for purposes of voting and assessments.

House Bill 1466 requires local Counties and municipalities to adopt a local law authorizing the development of ADUs by October 1, 2026, subject to certain requirements.

¹ [CR-091-2025](#)

² Prince George's County Charter-[Section 506](#)

³ [House Bill 1466](#)

Discussion/Policy Analysis:

An accessory dwelling unit (ADU) is a smaller independent residential dwelling unit located on the same lot as a stand-alone single-family home. It could include accessory apartments, secondary suites, and granny flats.⁴

Ahead of House Bill 1466, Senate Bill 382⁵ established an ADU Task Force to survey the policies, regulations, and programs of Maryland jurisdictions and other States regarding ADU development. The task force included the following:

- Senate Representative
- House Representative
- Secretary of Planning
- Secretary of Housing & Community Development
- MACo Representatives
- MML Urban & Rural Municipality
- Maryland Building Industry Association
- Maryland Association of Realtors
- Chesapeake Region Chapter of the Community Association Institute
- American Institute of Architects
- AARP
- Maryland Coalition for Interior Designers
- An individual with professional experience in planning and development of roads and highways

Notably, the State’s task force included a representative from the aging community, which is not currently represented in the Bill as written.

CR-091-2025 proposed draft (2) two establishes a task force to develop ideas for implementing the use of ADUS in the County. Members of the task force include:

- Two (2) representatives of the County Council, appointed by the Chair of the County Council, shall serve as Chair and Vice Chair of the Accessory Dwelling Units Task Force.
- One (1) representative from the Office of the County Executive.
- One (1) representative from the Maryland-National Capital Park and Planning Commission-Prince George’s County Planning Department.
- One (1) representative from the Department of Permitting, Inspections and Enforcement.

⁴ [Accessory Dwelling Units](#)

⁵ [Senate Bill 0382](#)

- One (1) representative from the Revenue Authority of Prince George’s County.
- One (1) representative from the Department of Housing and Community Development.
- Five (5) representatives from the community.
- One (1) representative from the Maryland Building Industry Association.
- One (1) representative from the County Council Legislative staff; and
- One (1) representative from the Prince George’s County Association of Realtors

The task force shall submit research and policy recommendations and a report to the County Council on or before February 28, 2026.

Fiscal Impact:

- *Direct Impact*

Adoption of CR-091-2025 will likely have a small adverse fiscal impact, requiring some administrative expenditures for staffing and technical supplies for operations. As with other council-created task forces, this additional cost is expected to be absorbed by the existing legislative branch budget.

- *Indirect Impact*

Adoption of CR-091-2025 may have a favorable indirect fiscal impact, as it would develop and implement ADUs within the County properly, further extending far-reaching housing to County residents and potentially producing additional property tax revenue.

Appropriated in the Current Fiscal Year Budget

N/A.

Questions for Committee Consideration:

1. Does the task force need a representative from the aging community associations to further assist in implementing ADUs, since they may impact a large number of seniors within the County?
2. Is February 28, 2026, enough time for a task force to be established and produce findings? Will another date be more suitable?

Effective Date of Proposed Legislation:

The proposed Legislation shall be effective on the date of adoption.

If you require additional information or have questions about this fiscal impact, statement, please contact me.