



November 14, 2025

FISCAL AND POLICY NOTE

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

Karen Zavakos
Acting Deputy Council Administrator

THRU: Lavinia Baxter 
Senior Legislative Budget and Policy Analyst

FROM: Shalene Miller-Whye 
Legislative Budget and Policy Analyst

RE: Policy Analysis and Fiscal Impact Statement
CR-141-2025 Universal Design for Housing Implementation Date Extension

CR-141-2025 (*proposed by: Councilmember Ivey*)

Assigned to the Committee of the Whole

A RESOLUTION concerning Universal Design for Housing – Implementation Date Extension the for the purpose of extending the implementation date for certain Prince George's County Code and The Zoning Ordinance of Prince George's County, Maryland laws regarding the County's universal design for housing law; providing for a certain action regarding the Planning Board; and generally regarding universal design for housing

Fiscal Summary

Direct Impact:

Expenditures: None.

Revenues: None.

Indirect Impact:

Potentially favorable.

Legislative Summary:

CR-141-2025 was introduced by Councilmember Ivey and was presented to the Council on November 18, 2025, and referred to the Committee of the Whole. CR-141-2025 moved the universal design implementation date from January 1, 2026, to July 1, 2026

Resource Personnel:

- Kathleen H, Canning, Legislative Officer
 - John Sheridan, Policy Director, At Large
-

Current Law/Background:

Federal law related to accessible housing

Federally, the Architectural Barriers Act (1968), Section 504 of The Rehabilitation Act of 1973, and the Fair Housing Act Amendments (1988), as well as the Americans with Disability Act (1990), have all mandated the protection of people with disabilities based on the built environment.

The Architectural Barriers Act of 1968 requires that buildings or facilities built, designed, or altered with federal dollars after 1968 be accessible.¹ Section 504 of the Rehabilitation Act of 1973 protects individuals with disabilities from discrimination from any program or activity which receives Federal financial assistance.² The Fair Housing Act Amendments of 1988 prohibits discrimination on the basis of race, color, religion, sex, or national origin in housing sales, rentals, or financing.³ Lastly, the American Disabilities Act of 1990 prohibits discrimination on the basis of disability in employment, transportation, public accommodations, communications, and access to state and local government programs and services.⁴

CB-065-2023

CB-065-2023⁵ enacted on October 15, 2023, led to the establishment of the Universal Design Implementation Workgroup. This bill sought to diminish housing inaccessibility for groups likely to suffer without implementing a Universal Design to meet the growing demands of our aging population, further longevity in homeownership, cut future remodeling costs, and improve Prince George's County residents' overall wellness and mental health.

¹ [Architectural Barriers Act \(access-board.gov\)](https://www.access-board.gov/)

² [The Rehabilitation Act of 1973 as amended by WIOA \(PDF\) \(section508.gov\)](https://www.wioa.gov/section508)

³ [H.R.1158 - 100th Congress \(1987-1988\): Fair Housing Amendments Act of 1988 | Congress.gov | Library of Congress](https://www.congress.gov/100/hr/1158)

⁴ [S.933 - 101st Congress \(1989-1990\): Americans with Disabilities Act of 1990 | Congress.gov | Library of Congress](https://www.congress.gov/101/s/933)

⁵ [CB-065-2023](#)

CB-065-2023 established the following provisions:

- Provided definitions of accessible/accessibility, disability, site plan, Universal Design, and usability.
- Required that all new single-family attached, single-family detached, two-family, two-over-twos, and multi-family residential dwelling units constructed after January 1, 2026, follow the standards of Universal Design.
- Allow exemption of developments that have site plans that have been certified prior to January 1, 2026.
- Allow exemption of existing dwelling units, undergraduate and graduate student housing for public and private colleges and universities, single-family detached dwellings to be built or subcontracted by an individual owner, townhouses, and two-over-twos.
- Incorporate Universal Design requirements that apply to exterior entrances, interior routes of travel, having a bathroom on the first level, kitchens, and placement of controls, switches, electrical sockets, and plugs.
- Allow waivers to builders if they cannot meet Universal Design requirements or face practical difficulties or unusual characteristics and cannot comply.
- Not allow waivers for more than 50% of individual residential development projects.
- Require a bi-annual report from DPIE regarding waivers.
- Establish a Universal Design Implementation Workgroup to assist in implementation.

The Universal Design Implementation Workgroup included stakeholders from the development and housing communities, advocacy groups such as American Association of Retired Persons (AARP), and representatives from DPIE and Maryland-National Capital Park and Planning (MNCPPC). The group convened over eight meetings to develop additional provisions, which resulted in CB-085-2024 and CR-083-2024.

CB-085-2024⁶ established the requirement for an administrative fee to be imposed for all waiver provision applications with the following:

§ 4-365 Waiver Provision would require applications to be accompanied by a Waiver Checklist Form, which DPIE will develop and revise over time. DPIE will impose an administrative fee per waiver per dwelling unit within a residential development project to process and review a waiver request, as noted in the Table of Fees.

⁶ [CB-085-2024](#)

CR-083-2024⁷ established a fee to be featured in the table of fees for those requiring a waiver provision. This includes a fee of \$245 per waiver per dwelling unit in a residential development, which is to be included with the waiver checklist form and reviewed by the Director of DPIE.

CR-041-2025⁸ repealed Section 27-61603(b) Universal Design, The Zoning Ordinance of Prince George's County, Maryland, where implementation is required, absent an exemption or waiver, pursuant to Subtitle 4 - Building, and Division 6. The repeal was effective as of the "Implementation Date" of January 1, 2026

Discussion/Policy Analysis

Provisions of CR-141-2025

CR-141-2025 seeks to extend the "Implementation Date" from January 1, 2026, to July 1, 2026. This is due to the Planning Board's inability to meet quorum. The Board is currently unable to meet, which is directly impacting development, specifically the development of universal design for housing. This legislation seeks to allow more time for the Planning Board and associated reviews and approvals to be remedied.

Fiscal Impact:

Direct Impact

Enactment of CR-141-2025 does not have a direct fiscal impact.

Indirect Impact

Enactment of CR-141-2025 may have a favorable indirect fiscal impact, encouraging the creation of housing for those with disabilities and enabling residents to age in place by moving the implementation date.

Effective Date:

CR-141-2025 shall be effective immediately.

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

⁷ [Prince George's County Council - Reference No. CR-083-2024](#)

⁸ [Prince George's County Council - Reference No. CB-041-2025](#)