

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2026 Legislative Session

Bill No. CB-043-2026

Chapter No. _____

Proposed and Presented by Council Member Oriadha

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

BILL

1 AN ACT concerning

2 Vacant Property Maintenance and Abatement Act

3 For the purpose of strengthening enforcement of housing and property standards on vacant
4 properties; providing for administrative citations for unmaintained vacant properties; increasing
5 the amounts of fines for repeat violations; and generally relating to vacant property.

6 BY repealing and reenacting with amendments:

7 SUBTITLE 13. HOUSING AND PROPERTY
8 STANDARDS.

9 Sections 13-1120.05, 13-1133
10 The Prince George's County Code
11 (2023 Edition; 2025 Supplement).

12 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
13 Maryland, that Sections 13-1120.05 and 13-1133 of the Prince George's County Code be and the
14 same are hereby repealed and reenacted with the following amendments:

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

16 **DIVISION 14A. VACANT PROPERTY REGISTRY PROGRAM.**

17 **Sec. 13-1120.05. Designation of unmaintained vacant dwellings and buildings; inspection;**
18 **fine.**

19 (a) As part of the Vacant Property Registry Program, the Director shall identify
20 unmaintained vacant dwellings and buildings throughout the County. The Director shall notify
21 the owner in writing of:

1 (1) [that] the designation of the owner's dwelling or building [has been designated] as
 2 an unmaintained vacant dwelling or building;

3 (2) the violation(s) of this Subtitle that exist(s) and the remedial action required;

4 (3) the amount of time allowed for the performance of any remedial act required; and

5 (4) the owner's right to seek reconsideration of this designation and appeal the
 6 decision under Section 13-1120.07.

7 (b) Enforcement and penalty. [The owner shall be fined \$1,000 for a violation of the
 8 owner's dwelling or building being designated as an unmaintained vacant dwelling or building.]

9 If an owner does not complete the remedial action(s) set forth in the notification of designation
 10 as an unmaintained vacant property within the time period provided (including any period
 11 allowed for reconsideration or appeal), and upon verification by the Director or the Director's
 12 designee that the violation still exists, the Director or the Director's designee may issue to the
 13 owner:

14 (1) a civil citation pursuant to Subtitle 28, Division 3, of this Code; or

15 (2) an administrative citation pursuant to Division 15, Subdivision 1 of this Subtitle,
 16 which shall be adjudicated in accordance with the provisions of that Subdivision.

17 (c) The owner issued the civil or administrative citation shall be subject to a monetary fine
 18 of:

19 (1) One thousand dollars (\$1,000) for the first violation;

20 (2) Two thousand dollars (\$2,000) for the second violation; and

21 (3) Five thousand dollars (\$5,000) for the third and each subsequent violation.

22 (d) Each day the violation continues is deemed a separate offense.

23 (e) Fines collected shall be appropriated to the [Department of Permitting, Inspections and
 24 Enforcement] Office of Homeland Security, Code Compliance, and shall not revert to the
 25 General Fund.

26 (b) Inspections required.

27 (1) Inspections required. The Director shall inspect every unmaintained vacant
 28 dwelling and building at least annually to ensure that:

29 (A) the dwelling or building complies with all applicable laws, including Subtitle
 30 13 of this Code;

31 (B) vacancy of the dwelling or building is not:

- 1 (i) detrimental to the public health, safety, and welfare;
- 2 (ii) a hazard to police officers or firefighters entering the dwelling or
- 3 building in an emergency; or
- 4 (iii) a public nuisance.

5 (2) Additional inspections authorized. The Director may inspect an unmaintained
 6 vacant dwelling or building more often than annually to ensure compliance with this Division.

7 * * * * *

8 **DIVISION 15. ADMINISTRATIVE HEARINGS.**

9 **Sec. 13-1133. - Violations to which subtitle applies.**

10 (a) In general. The jurisdiction and authority of the Administrative Hearing Unit extends to
 11 each of the provisions of the Prince George's County Code that are specified in subsection (e) of
 12 this section, as those provisions may be amended, including any rules and regulations adopted
 13 under them. The issuance of an administrative citation does not preclude pursuit of any other
 14 remedy or enforcement action authorized by law.

15 * * * * *

16 (e) Provisions and penalties enumerated.

17 * * * * *

18 (5) In Subtitle 13, Division 14A of the County Code, the County established a Vacant
 19 Property Registry and a process for designating certain properties as unmaintained vacant
 20 properties. Section 13-1120.05 provides for the issuance of administrative citations for a property
 21 owner's failure to take enumerated corrective actions. The penalty for an administrative citation
 22 issued pursuant to Section 13-1120.05 is:

- 23 (A) One thousand dollars (\$1,000) for the first violation;
- 24 (B) Two thousand dollars (\$2,000) for the second violation; and
- 25 (C) Five thousand dollars (\$5,000) for the third and each subsequent violation.

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

1 invalid or unconstitutional word, phrase, clause, sentence, paragraph, subparagraph, subsection,
2 or section.

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

Adopted this ____ day of _____, 2026.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Krystal Oriadha
Chair

ATTEST:

Donna J. Brown
Clerk of the Council

APPROVED:

DATE: _____ BY: _____
Aisha N. Braveboy
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.

* * * * *