

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2021 Legislative Session

Reference No.: CB-092-2021

Draft No.: 1

Committee: COMMITTEE OF THE WHOLE

Date: 10/12/2021

Action: FAV

REPORT:

Committee Vote: Favorable, 9-0 (In favor: Council Members Hawkins, Anderson-Walker, Davis, Dernoga, Glaros, Harrison, Ivey, Taveras and Turner)

The Committee of the Whole convened on October 12, 2021 to consider CB-92-2021. 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.

Council Member Ivey, the bill sponsor, explained that the legislation is intended to address a current licensing requirement brought to her attention by the Prince George's County Association of Realtors. She stated that CB-92-2021 will limit paperwork and simplify the ability of a new owner to rent to the previous owner short-term after settlement (or the seller to rent short-term to the buyer pre-settlement), by creating an exemption to requiring a standard rental license be obtained, which would apply to pre-settlement occupancy agreements and post-settlement occupancy agreements. She also explained that Dwayne Mingo (Director of Government Affairs for the Prince George's County Association of Realtors) was expected to testify in support but was not able to participate due to an illness.

The Office of Audits and investigations found that enactment of CB-92-2021 is not expected to have any direct fiscal impact to the County as the Department of Permitting, Inspections and Enforcement (DPIE) does not believe that fees for rental licenses for property subject to Pre-and Post-Settlement Occupancy Agreements are currently collected and are already exempted under CB-37-2020. Because DPIE cannot enumerate the number of rental licenses collected for this category, the amount of forgone income from exemption, if any, is unknown. In any event, the amount collected would be negligible. CB-92-2021 could have a small indirect impact for DPIE in decreased paperwork and inspections to certify residences for rental agreements. The exemption would also create one less administrative hurdle for residents seeking to remain in their house as they secure another home for a period of up to 90 days.

Ms. Terry Bell, County Council Liaison, Office of the County Executive, stated the County Executive takes no position on the legislation, and DPIE had no comment. The Office of Law reviewed the bill as it was presented on September 21, 2021 and found it to be in proper legislative form with no legal impediments to its enactment.

The Committee discussed, and questioned the need for, CB-92-2021 to provide the license exemption due to the understanding that this exemption may have already been provided in legislation enacted by the Council in CB-37-2020. After discussion, the Committee voted favorable, 9-0, on CB-92-2021 Draft-1.