

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**2015 Legislative Session**

Bill No. CB-85-2015

Chapter No. 76

Proposed and Presented by Council Members Franklin and Taveras

Introduced by Council Members Franklin, Taveras, Turner, Lehman, Harrison, Davis,  
Glaros and Patterson

Date of Introduction October 20, 2015

**BILL**

1 AN ACT concerning

2 Illegal Rental Property

3 For the purpose of increasing the penalty for conducting or operating a single-family or multi-  
4 family rental facility without a license.

5 BY repealing and reenacting with amendments:

6 SUBTITLE 13. HOUSING AND PROPERTY

7 STANDARDS.

8 Sections 13-186 and 13-189

9 The Prince George's County Code

10 (2011 Edition; 2014 Supplement).

11 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
12 Maryland, that Sections 13-186 and 13-189 of the Prince George's County Code be and the same  
13 are hereby repealed and reenacted with the following amendments:

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

15 **DIVISION 4. RENTAL HOUSING.**

16 **Sec. 13-186. Termination of license on change of ownership; procedures for a new license;**  
17 **penalties for failure to apply; term of license.**

18 (a) A license issued under this Division is not transferable and terminates upon change of  
19 ownership.

20 (b) The purchaser of a licensed single-family or multifamily rental facility may  
21 conduct/operate the property provided an application for a new license is applied for within 30

1 days following settlement. [submitted to the Director prior to actual change of ownership or  
2 control of the property or its assets. In addition to other required information, a purchaser's  
3 application for a license must be accompanied by a certification of the date transfer is to take  
4 place.]

5 (c) If a purchaser fails to apply for a new license as required in Subsection (b) of this  
6 Section, a [late fee of an additional twenty percent (20%) of the prorated licensing fee due]  
7 penalty of up to one thousand dollars (\$1,000) for each month, or portion thereof, the single-  
8 family or multifamily rental facility was operated and/or occupied without a valid license will be  
9 assessed.

10 (d) The term for a new license shall begin on the date the application with appropriate fee  
11 was received by the Director.

12 (e) The term for the initial single-family rental facility license shall begin on the date the  
13 license was issued by the Director.

14 **Sec. 13-189. Schedule of fees; refunds; review of fees.**

15 (a) At the time of application for the initial license or for license renewal for a multifamily  
16 rental facility for each dwelling unit, and a single-family rental facility for each dwelling unit  
17 shall be collected per the fee prescribed in the Table of Fees. The license shall be for a two (2)  
18 year period.

19 (1) The above license and inspection fees shall be tendered with the application for  
20 the first issuance of a license and thereafter on or before the date for license renewal. The  
21 license fee shall be subject to a [twenty percent (20%)] penalty of up to one thousand dollar  
22 (\$1,000) per month, or any portion thereof, beyond the date due and payable. The Director shall  
23 have the authority to grant exceptions to or to mitigate the penalty upon a showing by the  
24 licensee or applicant of good cause for untimely payment.

25 (b) Except as provided for the transfer of license, no refunds of license and inspection fees  
26 shall be made to those discontinuing operation or who sell, transfer, give away, or otherwise  
27 dispose of a licensed building to another person. In the event it is determined by the Director  
28 that an application shall be denied due to legal restrictions that prohibit the issuance of the  
29 license, the applicant's tendered fees will be returned.

30 (c) The schedule of fees shall be subject to review and revision periodically as experience  
31 dictates to insure that the fees are equitable and in line with costs of administration of this

1 Division. The fees for single-family rental facilities shall only be amended by Council  
2 Resolution.

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

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

Adopted this 17<sup>th</sup> day of November, 2015.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
Mel Franklin  
Chairman

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council

APPROVED:

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
Rushern L. Baker, III  
County Executive