



May 27, 2026

**POLICY ANALYSIS AND FISCAL IMPACT STATEMENT**

**TO:** Transportation, Infrastructure, Energy and Environment (TIEE) Committee  
**THRU:** Kenny Battle  
Committee Director  
**FROM:** Alex Hirtle *MA*  
Legislative Budget and Policy Analyst  
**RE:** Policy Analysis and Fiscal Impact Statement  
**CB-032-2026** Hosing & Property Standards for Non-Residential Property

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**CB-032-2026** (*proposed by:* Council Member Fisher)

Referred to the Transportation, Infrastructure, Energy and Environment (TIEE) Committee

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**AN ACT CONCERNING HOUSING AND PROPERTY STANDARDS FOR NON-RESIDENTIAL PROPERTY**, for the purpose of amending the Prince George's County Code to increase penalties for non-residential property for non-compliance with housing and property standards; an increase of up to five thousand dollars for non-compliance; and generally relating to housing and property standards in Prince George's County.

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**Fiscal Summary**

**Direct Impact**

*Expenditures:* Nominal.

*Revenues:* Probable increase in revenues.

**Indirect Impact**

Potentially favorable.

### **Legislative Summary**

CB-032-2026 was introduced on April 14th, 2026, and was referred to the Transportation, Infrastructure, Energy and Environment (TIEE) Committee. This bill provides for an enhanced fine issued in violation of Section 13-246, Housing and Property Standards. Specifically, if a non-residential property is in non-compliance with housing and property standards outlined in Subtitle 13, Division 7 of the County Code, enhanced fines will be issued for a violation. Current fines are \$1,000 for each violation; the Bill proposes an increase to \$2,000 for the first violation, and \$5,000 for the second and any subsequent violations. Residential property fines remain the same.

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### **Current Law/Background:**

The legislation refers to Subtitle 13 (Housing and Property Standards), Section 13-246. The Bill was initiated by the Proposer due to chronic issues with various non-residential property owners that have ignored past violations and continue to foster unsafe conditions on their properties at the expense of the general public. Property owners include public utility companies or other commercial entities that may eventually pay the current fine as a price of doing business and pass along the cost to the consumer.

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### **Resource Personnel:**

- Ramon Gonzalez, Legislative Officer
  - Shanika Griffith, Chief of Staff (District 2)
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### **Discussion/Policy Analysis:**

The process of enforcing property standards with its owners is a challenging one in large part due to the options of administrative reviews and appeals available to the alleged violator. Property Standards violations are often complaint-driven, and an inspector must be scheduled to visit the site and document the violation. After that a follow-up inspection is conducted to inspect the property and ensure compliance. The alleged violator has the right to file with the Administrative Hearing Unit (AHU) to be heard regarding the violation. A hearing can take up to six months to be heard by the AHU. A decision is reached within 30 days, and reconsideration can be requested. If a reconsideration is denied, the violation can be taken to circuit court, and then to the court of special appeals if the decision is unfavorable with the defendant. The entire process to reach a final decision on the initial violation can take well over a year contingent on the multi-step process to either dismiss the alleged violation or hold the property owner accountable to rectify the concern.

A review of this lengthy process is justified to understand that by sharply increasing initial and subsequent fines, violators may tend to be more receptive to fixing an initial violation than chance being found guilty in the court system of a property standards violation.

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**Fiscal Impact:**

- *Direct Impact*

Adoption of CB-032-2026 should only have a nominal fiscal impact on the County due to the mandated administrative duties cited in the legislation. Additionally, depending on the number of violations given out and actually paid, this legislation could increase revenues overall for the County. Note that as of this writing, the Department of Permitting, Inspections, and Enforcement (DPIE) has not provided specific information regarding their fiscal impact.

- *Indirect Impact*

Adoption of CB-032-2026 should have a favorable indirect impact on the County by providing a safer and cleaner environment for Prince George's County residents.

- *Appropriated in the Current Fiscal Year Budget*

No.

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**Policy Implementation Resource/Project Timeline:**

*(Note- timeline drafted by PAFI Analyst- DPIE did not respond at the time of report completion)*

*Legislative Initiative*

Milestone 1 (June/July 2026) – legislation passed and signed by the County Executive.

Milestone 2 (Mid/late summer 2026) – DPIE implements the administrative process of the legislation.

Milestone 3 (August/September 2026) – 45 days after becoming law, Bill takes effect.

*Disclaimer - Relative timeline based on County Agency and OMB input at a point in time.*

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**Effective Date of Proposed Legislation:**

The proposed Bill shall be effective forty-five (45) calendar days after it becomes law.

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If you require additional information or have questions about this fiscal impact statement, please reach out to me via phone or email.