

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2025 Legislative Session

Bill No. CB-033-2025
Chapter No. 33
Proposed and Presented by Council Member Oriadha
Introduced by Oriadha, Olson, Blegay, Burroughs, Adams-Stafford, Hawkins, Dernoga,
Fisher, Ivey, and Watson
Co-Sponsors _____
Date of Introduction July 8, 2025

BILL

SUBTITLE 4. BUILDING.

DIVISION 5. ADMINISTRATIVE PROVISIONS.

17 **Sec. 4-345. - Requirements for Grading, Building Construction, Removal, etc., generally.**
18 (a) The regulations contained in this Subtitle and the provisions of its Divisions jointly
19 construed shall control all matters concerning grading, drainage, and erosion control, and the
20 construction, alteration, addition, repair, removal, demolition, use, location, occupancy, and

1 maintenance of all buildings and structures and their service equipment, and shall apply to
2 existing or proposed buildings and structures in the County, except such matters as are otherwise
3 provided for in the Prince George's County Code, in the rules and regulations pertaining to the
4 Washington Suburban Sanitary District as lawfully adopted by the Washington Suburban
5 Sanitary Commission pursuant to the authorities contained in its organic statute, in Subtitle 27 of
6 this Code adopted by the Prince George's County Council sitting as the District Council for that
7 part of the Maryland-Washington Regional District in the County, as the same may from time to
8 time be amended and in all laws having general application in the County under the public
9 general and public local laws of the State, as well as rules and regulations of Maryland State
10 departments or agencies.

11 (b) All work done under any permit issued under this Subtitle, except as provided in
12 Subsection (i), below, shall be in full prior compliance with Subtitle 27 of this Code, including
13 obtaining a Special Exception for the intended use; the rules and regulations of the Washington
14 Suburban Sanitary Commission, where applicable; the regulations of Subtitle 11, Subtitle 23,
15 Subtitle 25, and any other applicable provisions of the Prince George's County Code; or any
16 other statute, ordinance, or regulation officially and lawfully adopted by State, Bi-County, or
17 County agencies that are applicable in the County.

18 (c) No building permit shall be issued or granted for any building or structure in Prince
19 George's County to be served by water supply systems or sewerage systems for which service
20 from said system or systems cannot or will not be provided by the estimated completion date of
21 the building or structure for which the permit is requested.

22 (d) No building permit shall be issued or granted for any building or structure in Prince
23 George's County where the agency having jurisdiction over the provision of water supply or
24 sewerage systems certifies that existing water supply or sewerage systems are inadequate to
25 serve said building or structure, taking into account all other existing developments and
26 developments approved for service by said agency within the service area.

27 (e) The applicant for the building permit is required to exhibit a copy of an approved
28 Washington Suburban Sanitary Commission House Connection and Plumbing Application or a
29 valid Washington Suburban Sanitary Commission Plumbing Permit for the building or structure
30 for which the building permit is requested. Said documents are to serve as certification by that
31 agency as to the availability and adequacy of the water supply and/or sewerage system. Where

1 the water supply and/or sewerage system is not available but service has been previously
2 authorized by the Commission, the applicant for the building permit is required to submit a
3 separate statement which shall be provided by the Washington Suburban Sanitary Commission
4 specifying the projected date when such water and/or sewerage service can be provided to the
5 proposed use.

6 (f) The Department of Permitting, Inspections and Enforcement is required at the time a
7 County building permit application is made to provide the municipality in which the building is
8 located a copy of the County building permit application and supporting documents provided no
9 separate building permit is required by the municipality. If the municipality requires a separate
10 building permit, the applicant shall file a municipal building permit application.

11 [(g) The Department of Permitting, Inspections and Enforcement is required at the time a
12 County use and occupancy permit application is made to provide the municipality in which the
13 building is located a copy of the County use and occupancy permit application and supporting
14 documents provided no separate use and occupancy permit is required by the municipality. If the
15 municipality requires a separate use and occupancy permit, the applicant shall file a municipal
16 use and occupancy permit application.]

17 (g) The applicant for the building permit is required at the time application is made to
18 indicate his best estimated starting and completion dates of the construction of said building or
19 structure.

20 (h) The Director or the Director's designee shall make a determination, based on normal
21 construction procedures as evidenced by progress determined from comparable projects, as to the
22 reasonableness of the applicant's estimated completion date for his building or structure. If the
23 Director or the Director's designee determines that the applicant's time estimate is unreasonable,
24 he shall advise the applicant, in writing, as to his reasons for such a determination. The applicant
25 shall then be given the opportunity to either justify his previous estimate or to submit a new
26 estimate. If the Director or the Director's designee still considers the applicant's estimate to be
27 unreasonable, then the applicant shall have recourse to the Board of Appeals for Prince George's
28 County to challenge the Director's or the Director's designee's determination. The Director or the
29 Director's designee shall then compare the estimated completion dates with the dates given for
30 the availability of water supply or sewerage systems to insure that the availability date is not later
31 than the estimated completion date for the building or structure for which the building permits

1 are requested.

2 (i) The issuance or granting of a building permit is specifically prohibited when the agency
3 having jurisdiction over the provision of water supply or sewerage system is unable to provide an
4 estimated date(s) when such service will be made available.

5 (j) No building permit shall be issued until such time as provisions have been made and
6 approved for the improvement of adjacent or abutting streets, or provisions for their
7 improvement have been accomplished under the provisions of Subtitle 23, or the regulations of
8 the appropriate municipality when such permit is requested for work to be accomplished within a
9 municipality. The Director or the Director's designee is hereby authorized and directed to assist
10 in the enforcement of such statutes, ordinances, and regulations to the full extent of the powers
11 delegated to him in this Division.

12 (k) Permits applied for prior to July 1, 1992, for sanitary landfills and for clean earth fills,
13 when not pursuant to an approved plan of development, shall be exempted from compliance with
14 the provisions of Division 2 of Subtitle 25 of this Code.

15 (l) No building permit shall be recommended for approval by the Planning Board or its
16 authorized representative, or issued by the Department of Permitting, Inspections, and
17 Enforcement, for any building or structure in Prince George's County on a lot or parcel of land
18 that is located within the area of an adopted and approved Area Master Plan which includes a
19 Zoning Proposal that has been prepared pursuant to the provisions of the Zoning Ordinance, or a
20 Sectional Map Amendment which has been transmitted by the Planning Board to the District
21 Council pursuant to the provisions of the Zoning Ordinance, if the lot or parcel is in a
22 nonresidential zone, was proposed by the Planning Board for a less intense zone in which the
23 proposed use is not permitted, and is undeveloped, until final action on the Sectional Map
24 Amendment by the District Council. This Subsection shall not apply to a lot or parcel of land for
25 which a grading permit has been issued by Prince George's County, sediment and erosion control
26 devices have been installed by the permittee, and site grading activities have been initiated by the
27 permittee.

28 (m) For a project participating in the Department of Permitting, Inspections, and
29 Enforcement's Peer Review Program, every agency with responsibility relating to the approval of
30 the project's building and/or grading permits, which includes the Department of Permitting,
31 Inspections, and Enforcement, Prince George's County Department of Public Works and

1 Transportation, Prince George's County Health Department, Prince George's County Fire/EMS
2 Department, Maryland-National Capital Park and Planning Commission, Washington Suburban
3 Sanitary Commission and Prince George's Soil Conservation District, shall exercise best efforts
4 to ensure the issuance of the building and/or grading permit(s) for the project within fifteen (15)
5 business days of the project's participation in the Peer Review Program. The fifteen business day
6 time frame includes ten (10) business days for the first review cycle and five (5) business days
7 for the second review cycle of every agency involved in the review process as required. This
8 time frame does not include the time required for the design professional and permittee to
9 respond to and address permit plan comments.

10 (n) An existing building in the C-S-C (Commercial Shopping Center) Zone with an
11 original use and occupancy permit for a food or beverage store issued on or before May 1, 1965,
12 with said use located in a building that was constructed prior to November 29, 1949, for which
13 an off-site sales Class A beer, wine, and liquor license issued by the Board of License
14 Commissioners for Prince George's County pursuant to Title 26 of the Alcoholic Beverages
15 Article of the Annotated Code of Maryland on or before July 1, 2016, shall be permitted to
16 perform interior and exterior renovations related to storage, pursuant to the terms of its Class A
17 license, to improve and/or expand the facility by an area not to exceed twenty percent (20%) of
18 the existing square footage of the current enclosed area and shall not be required to obtain a
19 building permit to make such renovations or improvements.

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

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

Adopted this 9th day of September, 2025.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Edward P. Burroughs III
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.

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