

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

2025 Legislative Session

Resolution No. CR-094-2025

Proposed by Council Member Olson

Introduced by Council Members Olson, Harrison, Ivey and Dernoga

Co-Sponsors Council Members Oriadha, Blegay, and Watson

Date of Introduction September 9, 2025

RESOLUTION

1 A RESOLUTION concerning

2 Use and Occupancy – No Construction, New Tenant or Owner Change – Commercial Permit Fee
3 and Use and Occupancy – No Construction, New Owner with Existing Tenant – Commercial
4 Permit Fee

5 For the purpose of requiring a certain use and occupancy permit fee to be paid by a new tenant or
6 by a new owner, when a change in ownership occurs and no construction is required; requiring a
7 certain use and occupancy commercial permit fee to be paid by the new owner, on behalf of the
8 existing tenant when there is a change in ownership, only, and no construction is required; and
9 generally regarding the payment of use and occupancy permit fees.

10 WHEREAS, the Use and Occupancy – No Construction, New Tenant or Owner Change –
11 Commercial permit fee shall be paid by a new tenant or by a new owner, when a change in
12 ownership occurs and no construction is required; and

13 WHEREAS, the Use and Occupancy – No Construction, New [Tenant or] Owner with
14 Existing Tenant – [Change –] Commercial permit fee to be paid by the new owner, on behalf of
15 the existing tenant when there is a change in ownership, only, and no construction is required;
16 [for a change in use shall be paid by the property owner;] and

17 WHEREAS, [this] these policy [change] changes should incentivize small businesses to
18 open, operate, and remain in the County, and help overall in economic development and building
19 our commercial tax base;

20 WHEREAS, it is the intent of the Council to ensure that existing tenants are not required to
21 pay for the issuance of a new Use and Occupancy Permit for commercial buildings when there is
22 a change in Ownership, only, as set forth in Section 27-8101(b) of the Zoning Ordinance; and

1 WHEREAS, when a commercial ownership changes and a new Use and Occupancy Permit
 2 is required, pursuant to Section 2-253.63 of the Prince George's County Code, the new owner is
 3 required to apply and pay for the Use and Occupancy Permit for the commercial building and
 4 existing tenants, as required by Section 2-253.63 of the Prince George's County Code; and

5 WHEREAS, pursuant to Section 2-253.63 of the Prince George's County Code, the
 6 Department of Permitting, Inspections and Enforcement ("DPIE") shall establish and maintain a
 7 table of fees for all types of permits and such table shall be published on the DPIE website; and

8 WHEREAS, pursuant to Section 2-253.63 of the Prince George's County Code, the
 9 Director of DPIE or the County Council shall have the authority to change the fees, which
 10 includes a change in the payor of the Use and Occupancy – No Construction, New Tenant or
 11 Owner Change – Commercial permit fee as deemed necessary; and

12 WHEREAS, pursuant to Section 2-253.63 of the Prince George's County Code, the
 13 Director of DPIE or the County Council shall have the authority to add a new fee and assign a
 14 payor of the fee, which includes the Use and Occupancy – No Construction, New Owner with
 15 Existing Tenant – Commercial Permit Fee as deemed necessary; and

16 WHEREAS, prior to changing the fees, and also, in changing payors of said fees, DPIE
 17 must hold a public information session to allow for public comment, must submit the fee changes
 18 to the County Executive for approval, and then must submit the fee changes to County Council
 19 by Resolution for approval after notice and a public hearing; and

20 WHEREAS, Attachment A is the proposed addition to the Table of Fees, Section 2-253.63,
 21 and as published on the DPIE website, Use and Occupancy – No Construction, New Tenant or
 22 Owner Change – Commercial permit fee, and the Use and Occupancy – No Construction, New
 23 Owner with Existing Tenant – Commercial Permit Fee, attached hereto and made a part of the
 24 record hereof; and

25 WHEREAS, the County Executive reviewed such changes and approved the payor
 26 assignments as appropriate and necessary.

27 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
 28 County, Maryland, that the Use and Occupancy – No Construction, New Tenant or Owner
 29 Change – Commercial permit fee payor assignments and the new Use and Occupancy – No
 30 Construction, New Owner with Existing Tenant – Commercial Permit Fee and payor
 31 assignments, set forth in this Resolution be adopted and maintained by Department of

1 Permitting, Inspections and Enforcement as described in the Table of Fees set forth in
2 Attachment A, attached hereto and made a part of the record hereof, is approved as appropriate
3 and necessary.

Adopted this 17th day of November, 2025.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY:



Edward P. Burroughs III
Chair

ATTEST:



Donna J. Brown
Clerk of the Council