



May 26, 2026

POLICY ANALYSIS AND FISCAL IMPACT STATEMENT

TO: Committee of the Whole (COW)

THRU: Rana Hightower *RH*
Committee Director, Planning, Housing and Economic Development Committee (PHED)

FROM: Shalene Miller-Whye *SMW*
Legislative Budget and Policy Analyst

Policy Analysis and Fiscal Impact Statement
CB-043-2026 Property Maintenance and Abatement Act

CB-043-2026 (*proposed by: Council Member Oriadha*)

Committee of the Whole (COW)

AN ACT CONCERNING VACANT PROPERTY MAINTENANCE AND ABATEMENT ACT for the purpose of strengthening enforcement of housing and property standards on vacant properties; providing for administrative citations for unmaintained vacant properties; increasing the amount of fines for repeat violations; and generally relating to vacant property.

Fiscal Summary

Direct Impact:

Expenditures: None likely.

Revenues: Some likely.

Indirect Impact:

Potentially favorable.

Legislative Summary:

CB-043-2026, sponsored by Council Member Oriadha, was presented on May 26, 2026, and referred to the Committee of the Whole (COW). This bill will strengthen the existing process for designating unmaintained vacant properties by increasing fines from \$1,000 to \$5,000 for repeat violations. If an administrative citation is issued, the matter will be referred to the Administrative Hearing Unit.

Implementation Summary:

The Vacant Property Registry Program is already in existence and likely in operation; this will likely increase the activity of this program, requiring additional oversight with increased fines and enforcement.

Current Law/Background:

The Vacant Property Registry Program was established through CB-080-2024. This program applies to residential, commercial, and industrial dwellings and buildings located in Prince George's County. Through this program, the Director of DPIE shall identify unmaintained vacant dwellings and buildings throughout the County. The Housing and Property Standards Code sections 13-1120.02 through 13-1120.08 established program requirements, including fines of \$1,000 for violators of the standards set in the code.

Currently, under Section 13-1120.05, the Director shall notify the owner in writing that the owner's dwelling or building has been designated as unmaintained, and the owner may seek reconsideration and appeal the decision. The owner can be fined \$1,000 for the violation. Collected fines are appropriated to the Department of Permitting, Inspections, and Enforcement. The Code does not state how often inspections are required. Exemptions are based on Section 13-1120.5 include, if the owner is actively seeking to rent or sell the dwelling or building and the dwelling or building has a valid certificate of occupancy, the subject building has a pending application before the Board of Appeals, Planning Board or Zoning Hearing Examiner, the property is subject to a probate hearing, or the business was closed due to Covid hardships.¹ The maximum time for an exemption is 2 years.

Division 15, Section 13-1122 establishes the authority of the Administrative Hearing Unit to issue and enforce administrative citations, notices of violation, civil fines, and civil penalties; adjudicate contested matters; and administer enforcement procedures. Pursuant to Section 13-1130, fines and penalties may include property liens in favor of the County. In addition to monetary penalties, abatement orders require the correction of the cited violation. If a respondent fails to comply with a final decision of the Administrative Hearing Unit within 15 days, the Department is authorized to undertake the necessary corrective action and assess all associated costs to the respondent.

Resource Personnel:

¹ [DIVISION 14A. - VACANT PROPERTY REGISTRY PROGRAM. | Code of Ordinances | Prince George's County, MD | Municode Library](#)

- Josh Hamlin, Legislative Officer
- Trevon Sawyers, Chief of Staff (Council District 7)
- Lori Parris, Chief of Staff, DPIE

Discussion/Policy Analysis:

This bill seeks to make the fine structure progressive by increasing the monetary fine to \$ 1,000 for the first offense, \$2,000 for the second offense, and \$5,000 for the third offense and subsequent violations. Each day the violation continues is a separate offense. Unpaid fines lead to liens on the delinquent property. This language is also added to Division 15, under Administrative Hearings. Based on data received from DPIE's registry as of 9/11/2025, there were 452 accounts cited without resolution.

As a comparison to other jurisdictions, Montgomery County enforces vacant and unmaintained property violations through Chapter 26 of the Montgomery County Code². Pursuant to Section 26, violations of the County's housing maintenance standards constitute Class A violations, with civil fines generally assessed at \$500 for an initial violation and \$750 for repeat violations under the County's civil fine schedule. Additionally, each day a violation continues may constitute a separate offense. Article III of Chapter 26 further authorizes the County to inspect and designate "unmaintained vacant dwellings" and pursue enforcement actions, including fees and liens for continued noncompliance.

For Committee Consideration:

The following questions have been submitted to DPIE:

1. How will this Bill impact the current inspection process for vacant and abandoned properties, the Administrative Hearing Unit, and other elements of enforcement?
2. What is the fiscal impact of implementation?
3. Should this bill be passed, what are the possible steps and timeline for implementation?
4. Does the agency anticipate that the proposed increase in fines will result in greater compliance and encourage more property owners to resolve outstanding violations and associated penalties?

Fiscal Impact:

- *Direct Impact*

² [CHAPTER 26. HOUSING AND BUILDING MAINTENANCE STANDARDS - REGULATIONS](#)

Adoption of CB-043-2026 will have a direct fiscal impact on the County. The bill primarily imposes a progressive fine system that may increase revenues, which will revert to the Department of Inspections and Enforcement.

- *Indirect Impact*

Adoption of CB-043-2026 should have a favorable indirect impact on the County by holding local property owners more accountable with progressive penalties. This may also increase the current operations of the Administrative Hearing Unit.

- *Appropriated in the Current Fiscal Year Budget*

No.

Effective Date of Proposed Legislation:

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

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