



THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of Audits and Investigations

September 14, 2022

FISCAL AND POLICY NOTE

TO: Robert J. Williams, Jr.
Council Administrator

William M. Hunt
Deputy Council Administrator

THRU: Josh Hamlin 
Director of Budget and Policy Analysis

FROM: Malcolm Moody - *MM*
Legislative Budget and Policy Analyst

RE: Policy Analysis and Fiscal Impact Statement
CB-081-2022 International Building Code and International Residential Code

CB-081-2022 (*Proposed and Presented by: The Chair by request of the County Executive*)

Assigned to the Planning, Housing and Economic Development (PHED) Committee

AN ACT CONCERNING THE BUILDING CODE OF PRINCE GEORGE'S COUNTY for the purpose of amending the International Building Code and International Residential Code to enhance notification and awareness of violations for prospective property transferees.

Fiscal Summary

Direct Impact

Expenditures: Negligible additional expenditures may be required, in the form of increased administrative costs

Revenue: None

Indirect Impact

Potentially positive.

Legislative Summary

CB-081-2022, was presented by the Chair of the Council by request of the County Executive on September 9, 2022, and was referred to the Planning, Housing and Economic Development (PHED) Committee. The Bill would amend the International Building Code and International Residential Code in the Prince George's County Code.

Background/Current Law

The International Building Code standards and requirements within the County are set by provisions in International Codes¹ as described in Subdivision 1. Section 4-101² of the County Code. Subdivision 2. Section 4-105³ states that any amendments, additions, or deletions to the International Building Code will supplant the text of the International Codes described in Section 4-101 of the County Code. Subtitle 4. Subdivision 4. of the County Code allows amendments to be made to the International Residential Code for one- and two-family dwellings.

Resource Personnel

- Melinda Bolling, Director, Department of Permitting, Inspections and Enforcement
 - Lori Parris, Senior Advisor, Department of Permitting, Inspections and Enforcement
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Discussion/Policy Analysis

The stated purpose of the proposed Bill is “to enhance notification and awareness of violations for prospective property transferees. It would amend Sections 4-116, 4-117, 4-255 and 4-255.01 to Subtitle 4. BUILDING⁴ of the County Code, which would clarify the process for making prospective purchasers, lessees, or other transferees aware of any potential violations on properties

¹ The Codes used are as follows:

- The International Building Code, 2018 Edition (“IBC”)
- The International Mechanical Code, 2018 Edition (“IMC”)
- The International Energy Conservation Code, 2018 Edition (“IECC”)
- The International Residential Code for One- and Two-Family Dwellings, 2018 Edition (“IRC”)
- The International Swimming Pool and Spa Code, 2018 Edition (“ISPSC”)
- The International Existing Building Code 2018 Edition (“IEBC”).

² [Section 4-101. - Code - Adopted by Reference.](#)

³ [Sec. 4-105. - Amendments, additions, and deletions.](#)

⁴ [Prince George's County Code - Subtitle 4. BUILDING](#)

under the International Building Code (IBC) and the International Residential Code (IRC). The amendments being made by the Bill would create parity between the IBC and IRC to authorize the Building Official to place an administrative lien on a property that is in violation of provisions of the IBC or IRC. The Bill would also authorize the placement of an administrative lien on properties once a Stop Work Order is issued by the Building Official.

In addition to authorizing administrative liens, the Bill would extend the affirmative duty of a property owner to notify prospective purchasers and lessees of violations and stop work orders. There is currently a requirement for the owner of the property to notify potential purchasers and lessees of a notice of violation for IBC violations. This Bill would extend a disclosure requirement to stop work orders under the IBC and notices of violations and stop work orders issued under the IRC.

Fiscal Impact:

- *Direct Impact*

Enactment of CB-081-2022 will likely have a negligible adverse fiscal impact in the form of increased administrative costs associated with the placement of administrative liens.

- *Indirect Impact*

Enactment of CB-081-2022 may result in a favorable indirect fiscal impact of making more potential purchasers, lessees, and/or transferees aware of violations of the International Building Code and International Residential Code.

- *Appropriated in the Current Fiscal Year Budget*

No

Effective Date of Proposed Legislation:

The Act shall take effect forty-five (45) 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.