

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

2024 Legislative Session

Bill No. CB-107-2024

Chapter No.

Proposed and Presented by Council Member Oriadha

Introduced by Council Member Oriadha

Co-Sponsors

Date of Introduction October 22, 2024

BILL

1 AN ACT concerning

2 Landlord-Tenant – Emergency Evacuation Plans – Age Restricted Senior Housing

3 For the purpose of amending provisions of the Prince George’s County Code requiring landlords
4 to provide for emergency evacuation plans for age restricted senior housing; providing for
5 compliance with certain codes; providing for the posting of the emergency evacuation plans in
6 certain areas; providing for the placement of the emergency evacuation plans on-line; providing
7 for the optional placement of a certain stickers on units identifying persons with physical
8 disabilities; and generally regarding emergency evacuation plans in age restricted housing.

9 BY repealing and reenacting with amendments:

10 SUBTITLE 13. HOUSING AND PROPERTY

11 STANDARDS.

12 Section 3-153,

13 The Prince George's County Code

14 (2023 Edition).

15 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
16 Maryland, that Section 13-153 of the Prince George's County Code be and the same is hereby
17 repealed and reenacted with the following amendments:

18 SUBTITLE 13. HOUSING AND PROPERTY STANDARDS.

19 DIVISION 3. LANDLORD-TENANT REGULATIONS.

20 SUBDIVISION 2. LANDLORD-TENANT CODE.

21 Sec. 13-153. - Maintenance of property; landlord's responsibility.

1 (a) **Warranty of Habitability.** The landlord shall expressly warrant that, at all times during the
2 tenancy, the landlord will comply with all applicable provisions of any Federal, State, County, or
3 municipal statute, Code, regulations, or ordinance governing the maintenance, construction, use,
4 or appearance of the dwelling unit and the property of which it is a part.

5 (b) **Duty to Maintain Facilities and Common Areas.** The landlord shall be obligated to
6 maintain all facilities and common areas supplied with the leased dwelling unit and/or as
7 enumerated in the lease.

8 (c) **Promulgate Written Rules with Written Notice to Tenant.** The landlord may, however,
9 promulgate written rules to be consistent with the lease governing the use of the leased dwelling
10 unit and the property of which it is a part, so long as the rules are reasonable and are not in
11 violation of the applicable provisions of any Federal, State, County, or municipal law cited above
12 and/or are not inconsistent with the provisions of the lease. The Tenant shall be notified in
13 writing of any changes in the aforesaid rules.

14 (d) **Twenty-Four Hour Access for Emergency Purposes.** Any landlord operating three or
15 more rental units in the same facility shall be obligated to maintain a 24-hour telephone number
16 and/or answering service where Tenants may contact the landlord in the event of an emergency
17 affecting the health, safety, or welfare of any Tenant or any property thereof. The landlord shall
18 notify all Tenants of the number in writing and by posting the number in a conspicuous place.
19 The emergency number shall also be included in all leases executed after the effective date
20 hereof. In the event of a change of the 24-hour emergency number, the landlord shall promptly
21 notify all Tenants of such change.

22 (d-1)Emergency Evacuation Plans - Age Restricted Senior Housing. Any landlord operating
23 age restricted senior housing, as defined in Sec. 13-138(a)(2) of this Division, shall provide an
24 emergency evacuation plan for the facility. The emergency evacuation plan shall be Maryland Life
25 Safety Code 2018, adopted with amendments to the NFPA 101, Life Safety Code, 2018 compliant.
26 The emergency evacuation plan shall be posted in the front office of the facility which is accessible
27 to the public. The emergency evacuation plan shall be provided by the landlord on-line. The Prince
28 George's County Fire Department shall make available stickers for residents to place on their
29 windows, at their discretion, to identify if persons in a unit have physical disabilities.

30 (e) **Security Measures and Security Equipment.** The landlord shall ensure compliance with
31 the following standards:

1 (1) Security equipment provided by the landlord shall be properly installed, properly
2 connected and properly maintained;

3 (2) Security equipment shall be capable of adequately performing the function for which it
4 was designed; and

5 (3) Security equipment in multi-family rental housing shall be maintained in safe and good
6 working condition. This requirement shall include, but is not limited to, garages and parking lots,
7 entryway locks, lighting, security cameras, alarm systems, fencing and security gates.

8 **(f) Security Measures and Security Equipment for High Occupancy Facility(ies).**

9 (1) Each High Occupancy Dwelling Facility shall install and maintain twenty-four (24)
10 hour security camera(s):

11 (A) on each building and has a field of view of one hundred eighty degrees (180°)
12 with a view of each aperture designated for ingress and egress to include emergency exits; and

13 (B) at each Common Area(s).

14 (2) Each security camera shall have at a minimum a resolution of 1080p, and, if the
15 security camera tracks the date and time the time shall be tracked in eastern standard time.

16 (3) Each landlord shall retain its security camera footage for no less than thirty (30) days,
17 and, if a Tenant, law enforcement officer, person with a bona fide interest requests security
18 camera footage in relation to an incident on the property then landlord shall retain its security
19 camera footage for no less than one hundred eighty (180) days from the date of request.

20 **(g) Enforcement of Maintenance of Security Equipment in Common Areas.** Tenants may
21 bring complaints of defective or malfunctioning safety measures or equipment and related
22 violations of Section 13-153 to:

23 (1) The landlord, the Property Manager, or the landlord's agent; and

24 (2) The landlord shall correct the defect or make repair(s) to the defective or
25 malfunctioning safety measures or equipment within fourteen (14) business days; and

26 (3) If the landlord fails to correct the defect or make repair(s) to the defective or
27 malfunctioning safety measures or equipment within fourteen (14) business days, the Tenant
28 may bring the complaints to the Director of the Department of Permitting, Inspections, and
29 Enforcement (DPIE); and

30 (4) If DPIE determines that a violation has occurred, DPIE may impose a civil fine or an
31 administrative citation not to exceed five hundred dollars (\$500) for each violation; and

1 (5) Any civil fine levied pursuant to this section shall be imposed each day the landlord is
2 in violation of this section, and

3 (6) Any penalty that DPIE imposes for a violation pursuant to this subsection, shall be in
4 addition to any other penalty authorized under Federal, State, County, municipal statute, Code,
5 regulations, case law or ordinance governing the maintenance, construction, use, or appearance
6 of the dwelling unit and the property of which it is a part.

7 **(h) Financial Assistance.**

8 (1) The Director of the Office of Management and Budget may award a one (1) time rebate
9 up to \$5,000 to any High Occupancy Dwelling Facility that is subject to the provisions of this
10 Subdivision for expenditures pertaining to security camera requirements.

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

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

Adopted this ____ day of _____, 2024.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Jolene Ivey
Chair

ATTEST:

Donna J. Brown
Clerk of the Council

APPROVED:

DATE: _____ BY: _____
Angela D. Alsobrooks
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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