

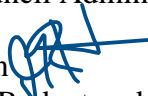



September 20, 2024

**FISCAL AND POLICY NOTE**

TO: Jennifer A. Jenkins  
Council Administrator

Colette R. Gresham, Esq.  
Deputy Council Administrator

THRU: Josh Hamlin   
Director of Budget and Policy Analysis

FROM: Shalene Miller-Whye   
Legislative Budget and Policy Analyst

RE: Revised Policy Analysis and Fiscal Impact Statement  
CB-071-2024

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**CB-071-2024** (*Sponsored by:* Council Members Blegay and Hawkins)

Assigned to the Planning, Housing, and Community Development Committee

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AN ACT CONCERNING LANDLORD-TENANT REGULATIONS - SECURITY MEASURES AND SECURITY EQUIPMENT For the purpose of amending provisions of the Prince George's County Code to provide for a certain definition; to require certain security measures and security equipment for Garden Style Apartments; delaying a certain implementation date of the provisions of this Act; providing for the effective date of this Act; and generally regarding landlord-tenant security measures and security equipment.

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**Fiscal Summary**

**Direct Impact:**

*Expenditures:* No significant expenditure impact likely.

*Revenues:* No significant revenue impact likely.

### **Indirect Impact:**

No indirect fiscal impact likely.

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### **Legislative Summary:**

CB-071-2024<sup>1</sup>, proposed by Council members Blegay and Hawkins, was introduced on September 10, 2024, and referred to the Committee of the Whole. This Bill amends CB-066-2023, which became law on November 30, 2023, with an implementation date of January 16, 2024. CB-071-2024 seeks to include security camera measures at garden-style apartments by making changes that will be more manageable and accommodating for properties with multiple small buildings. In this, garden-style apartments must have at least one camera to cover multiple entrances and exits of each building, with a 1080p resolution, tracking for no less than 30 days, and retained footage of no less than 180 days upon request.

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### **Current Law/Background:**

The Prince George's County code, section 13-153, currently requires that security equipment installed by the landlord must be properly connected and maintained. This includes security equipment in multi-family rental housing, including but not limited to garages, parking lots, entryway locks, lighting, security cameras, alarm systems, fencing, and security gates. It does not specify these measures or requirements for equipment. This was established by CB-88-2022<sup>2</sup>, which implemented regulations to keep tenants "reasonably safe" without specifying security equipment and its use.

CB-066-2023<sup>3</sup> extended sections 13-153 and established provisions requiring security measures, equipment, and high occupancy dwelling facilities with more specifications that include each building requiring a 180-degree camera at each ingress and egress, including emergency exits and common areas. Additionally, it is established that tenants may file complaints to the landlord, property manager, and landlord's agent, with repairs to be made in 14 business days; otherwise, they will be subject to a violation, which induces a \$500 civil fine. The current law also highlights financial assistance with this requirement, with a \$5,000 rebate that may be provided to any high-occupancy dwelling facility to offset part of the cost of compliance. It is unclear whether any such rebates have been provided as of yet.

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### **Resource Personnel:**

- Kathy Canning, Legislative Officer

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<sup>1</sup> [CB-071-2024](#)

<sup>2</sup> [CB-088-2022](#)

<sup>3</sup> [CB-066-2023](#)

- Devan Martin, Chief of Staff, District 6
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### **Discussion/Policy Analysis:**

#### *Provisions of the Bill*

CB-071-2024 adds a definition of “garden style apartments” to mean “multiple small buildings spread out across one large property” and amends the security equipment and security measures to include garden style apartments, but allows flexibility in security measures based on a property’s makeup. This is set to include the following:

- (1) Garden Style Apartments shall have at least one camera to cover multiple entrances and exits of each building.
- (2) Each security camera shall have at a minimum a resolution of 1080p, and, if the security camera tracks the date and time the time shall be tracked in eastern standard time.
- (3) Each landlord shall retain its security camera footage for no less than thirty (30) days, and, if a Tenant, law enforcement officer, person with a bona fide interest requests security camera footage in relation to an incident on the property then landlord shall retain its security camera 180 footage for no less than one hundred eighty (180) days from the date of request.

While these provisions are flexible regarding the costs of securing a garden-style apartment property with many buildings that various entrances and exits, this legislation does not clearly specify whether it will only include *high occupancy* garden style apartments with 100 or more units or also include garden style apartments with fewer than 100 units as a subset. As currently drafted, the Bill would expand the applicability of the law to include garden style apartments with fewer than 100 units, while only those mid- and high-rise apartments with 100 or more units would only be subject to the requirements.

It is also notable that the new provisions applicable to garden style apartments do not include the requirement for security cameras in common areas, as required of high-occupancy dwelling facilities in §13-153(f)(1)(B). This omission could mean that garden-style apartments that are not also high-occupancy are not required to have security cameras in each common area.

The Fiscal and Policy Note from CB-066-2023<sup>4</sup> discussed the county's crime rate when the legislation was introduced. It cites the current crime rate, where property crimes saw a 54% increase from June 2022 to June 2023. The analysis also demonstrated that security cameras are optimal in deterring crime, with research showing that they complement the work of the Police Department. This is especially important as there is a current rise in crime across the County, especially in relation to property.

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<sup>4</sup> [CB-066-2023 Fiscal Note](#)

### *Cost Considerations*

Based on information provided by AOBA for CB-066-2023, the County's largest apartment membership organization, the cost of installing and maintaining cameras varies. Most apartment communities with AOBA members have cameras installed primarily at entry and exit points, amenity spaces, and mail/package areas.

Based on a 260-unit apartment community, indoor cameras/fisheye cameras can cost approximately \$955 per unit and \$1060.72 per unit. Other fees are also associated with wiring, antennas, port switches, and installation. Installing 21 4MP dome cameras, including ten ubiquity nano stations for the above cameras, can cost approximately \$37,000. In other cases, where apartments have amenities with cameras, the installation of 12 cameras in each laundry room can cost approximately \$38,000. Most of the cost is attributed to labor, including installation and initial setup. For an apartment complex with 39 cameras and new infrastructure, the complex was quoted for \$96,070, which is \$3,412 per camera. Outside of the installation cost, there are additional costs for monitoring and maintaining cameras, including those that require a licensing fee for operation, which can cost \$100 per camera per year. Lastly, for cameras that require monitoring, a third-party visual sweep, with 10 hours of motoring per day, can cost approximately \$17,625 per year.

While the cost of surveillance cameras varies depending on the type needed, this amendment only requires at least one camera to cover multiple entrances. Reducing the number of cameras required at garden-style apartments could reduce the burden on property owners and residents who may have been passed on costs while still having some form of surveillance.

When considering security camera coverage points, the following shall be considered<sup>5</sup>:

- Main entrances and exits.
- Points of vulnerability inside and outside buildings.
- Amenity areas, including the gym, mail room, and pool.

Additional comments provided by AOBA for this Bill raise two additional concerns. First, AOBA states that wide-angle (180-degree field of view) cameras currently required of high-occupancy dwelling facilities under existing law cost significantly more than industry-standard cameras, and that the same objectives as those achieved by the use of these cameras could be achieved by adjusting the positioning of less expensive cameras. The provision requiring wide-angle cameras is contained in existing §13-153(f)(1)(B), which applies to high-occupancy dwelling facilities, but is not contained in the new requirements for garden style apartments. AOBA's second concern, which is also more related to existing law than the provisions of this Bill, is that the current requirement for security cameras in common areas needs clarification, as it does not state with specificity the number and location of these cameras.

AOBA suggests that both of these concerns can be addressed by requiring DPIE to develop appropriate regulations or, alternatively, by giving DPIE more enforcement discretion within the

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<sup>5</sup> [Guide to Apartment Building & Multi-Family Security Systems \(pelco.com\)](#)

text of the law. Either of these options – but particularly the first – will likely increase DPIE’s workload in enforcing the law.

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### **Fiscal Impact:**

#### *Direct Impact*

Enactment of CB-071-2024 is not likely to have a significant direct fiscal impact. However, if enacted as drafted, it will expand the number of multi-family dwellings subject to the law requirements. This is not likely to add a significant enforcement burden to DPIE. If the Bill is amended to only apply to garden style apartments with 100 or more units, it will not impact the enforcement burden at all because they are already subject to these requirements. Any additional expenditures could be offset by fines, not to exceed \$500, to be imposed each day the landlord is in violation.

#### *Indirect Impact*

Enactment of CB-071-2024 may have an indirect fiscal impact. As more security measures are required, this will likely deter crime and potentially create cost savings for law enforcement over time.

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### **Questions for Committee Consideration:**

1. What is DPIE’s current level of output related to enforcing CB-066-2023? What challenges have arisen?
  2. What is DPIE’s level of knowledge related to the number of apartment communities with 180-degree field view cameras?
  3. Should DPIE provide situational discretion to housing providers regulated under these provisions?
  4. What additional guidance can be provided to strengthen these provisions, especially in relation to cameras in common areas?
  5. What concerns does DPIE have about implementing any of the provisions found in CB-066-2023 or CB-071-2024?<sup>6</sup>
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### **Effective Date:**

CB-071-2024 shall be effective forty-five (45) calendar days after it becomes law.

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<sup>6</sup> DPIE has been supplied with similar questions and will be prepared to answer these in committee.

If you require additional information or have questions about this fiscal impact statement, please call me.