



COMMITTEE MEETING DATA

Nuisance Abatement Board

Sofia Orosco-Guzman, Paralegal
Myles Jones, General Clerk I



Fast Facts



01

The Nuisance Abatement Board supports the citizens of Prince George's County by aiding local agencies in thwarting nuisance behavior from an individual(s)

02

The Board consists of Seven (7) seats with support provided by Prince George's County Office of Law. Three (3) seats are held by county agency representatives from the Fire Department, DPIE and Police Department . Four (4) citizen seats are appointed by the County Executive.

03

Nuisance Abatement enforces residential and commercial properties and works with county and municipal agencies along with law enforcement.

04

Any State, County, or municipal law enforcement agency, fire department, or any other County or municipal agency or department authorized to issue citations or corrective orders, may initiate proceedings under Division 14 to abate and prevent the nuisance.

Along with any State, County, or Municipal law enforcement agency, fire department, and DPIE, the Nuisance Abatement Board works with 27 unincorporated Municipalities within our County that Petition alleged nuisance cases. They are:



- Berwyn Heights
- Bladensburg
- Bowie
- Brentwood
- Capitol Heights
- Cheverly
- College Park
- Colmar Manor
- Cottage City
- District Heights
- Eagle Harbor
- Edmonston
- Fairmount Heights
- Forest Heights
- Glenarden
- Greenbelt
- Hyattsville
- Landover Hills
- Laurel
- Morningside
- Mount Rainier
- New Carrollton
- North Brentwood
- Riverdale Park
- Seat Pleasant
- University Park
- Upper Marlboro

NAB: The Board Members

1

Shirley Lathern
(Citizen)

Board Chair

2

Vacant
(Citizen)

Vice Chair

3

**Capt. Matthew
Snyder**
(PGPD Representative)

Member

4

Nicole Reece
(DPIE Representative)

Member

5

James V. Reilly
(PGFD Representative)

Member

6

**Antoinne J.
Beidleman**
(Citizen)

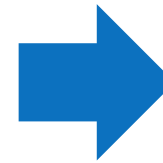
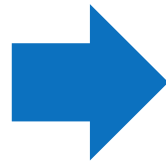
Member

7

Betty Williams
(Citizen)

Member

Nuisance Abatement Board Overview:



Initiation of Proceedings

If belief that a public or neighborhood nuisance exists as defined by §14-172, a Petition is submitted to the Board by the charging agency. The Petition should include affidavits in support thereof. The Board will review the Petition and issue a notice of hearing, if a majority of the Board finds that there is sufficient evidence, to bring a case. Respondent(s) and the charging agency then receive a hearing notice by certified mail and physical posting.

Hearing

The Board conducts a public hearing on the complained property. Cases are presented by the Petitioning agency, the Respondent(s) and/or their legal counsel. This gives each party the opportunity to present witnesses and evidence by a preponderance of evidence that the respondent(s) has or has not been a Nuisance property in Prince George's County, Maryland. All hearings are held virtually every third (3rd) Thursday of the calendar month.

Decision and Order

After notice and an opportunity for a hearing, the Board will produce a final order within 15-days of the conclusion of the hearing. Respondents will receive an Order that indicates the decision of the Board based on the evidence presented. Any party aggrieved by the decision of the Board may appeal to the Circuit Court of Prince George's County, Maryland.



What is a Nuisance?

There are **two** type of Nuisances that can occur. A Neighborhood Nuisance or Public Nuisance.

As defined by §14-171(2), a Neighborhood nuisance means any premises, on or which, on two or more separate occasion within a one-year period before the start of a proceeding...

- a) acts in a disorderly manner that disturbs the public peace; or
- b) engages in acts, creates or maintains conditions that allows others to act in a disorderly manner that disturbs the public peace; or
- c) engages in activities that are prohibited in residential neighborhoods and zones, including any event, gathering, party, or picnic that involves: admission fees; cover charges; door charges; entry fees; ticket sales; food or beverage sales; adult entertainment charges, fees or sales; personal profit to the homeowner or organizer of an event; or is open to the general public.





As defined by §14-171(7), a Public Nuisance, shall mean any residential or commercial premises used:

- a) By persons who assemble for the purpose of illegally administering a controlled dangerous substance...
- b) For the illegal manufacture or distribution of a controlled dangerous substance, or controlled paraphernalia...
- c) For the illegal storage or concealment of a controlled dangerous substance in sufficient quantity to reasonably indicate under all the circumstances an intent to manufacture, distribute, or dispense a controlled dangerous substance or controlled paraphernalia
- d) By persons for activities involving prostitution, human trafficking, or a criminal gang ...
- e) As a neighborhood nuisance as defined by this Section, or
- f) To endanger life, health, or safety, or obstruct the quiet enjoyment and reasonable use of the property of persons in a particular area**
- g) For the storage or concealment of illegal weapons, stolen property, contraband or other evidence of criminal activity at the premises
- h) As a disorderly house as referenced in the Criminal Law Article of the Maryland Annotated Code
- i) By persons for activities involving human labor trafficking as defined in Section 14-191(a)(7) of the County Code.

STEPS TO HEARING

Nuisance enforcement is attempted

The nuisance abatement process begins with a local agency attempting to abate the nuisance. The agency maintains record of first attempt.

1

Nuisance enforcement is attempted

A local agency will then attempt to abate the nuisance again. At this time, the agency may submit a petition for hearing. The board will decide if a hearing is necessary.

2

Individuals Subpoenaed

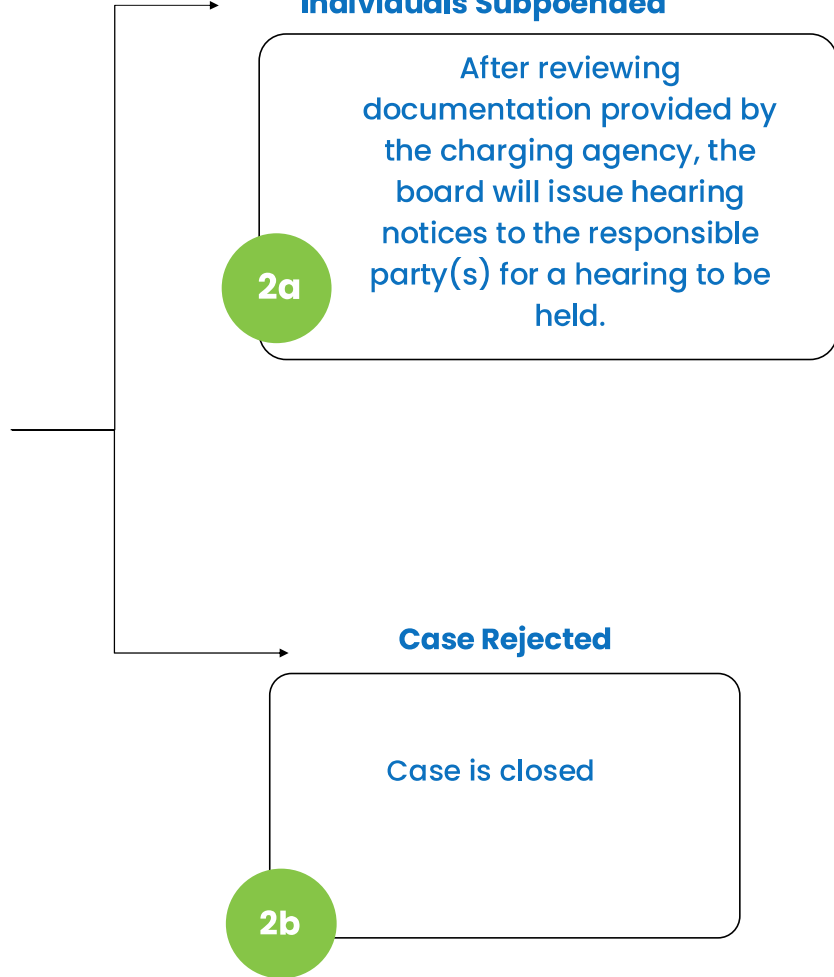
After reviewing documentation provided by the charging agency, the board will issue hearing notices to the responsible party(s) for a hearing to be held.

2a

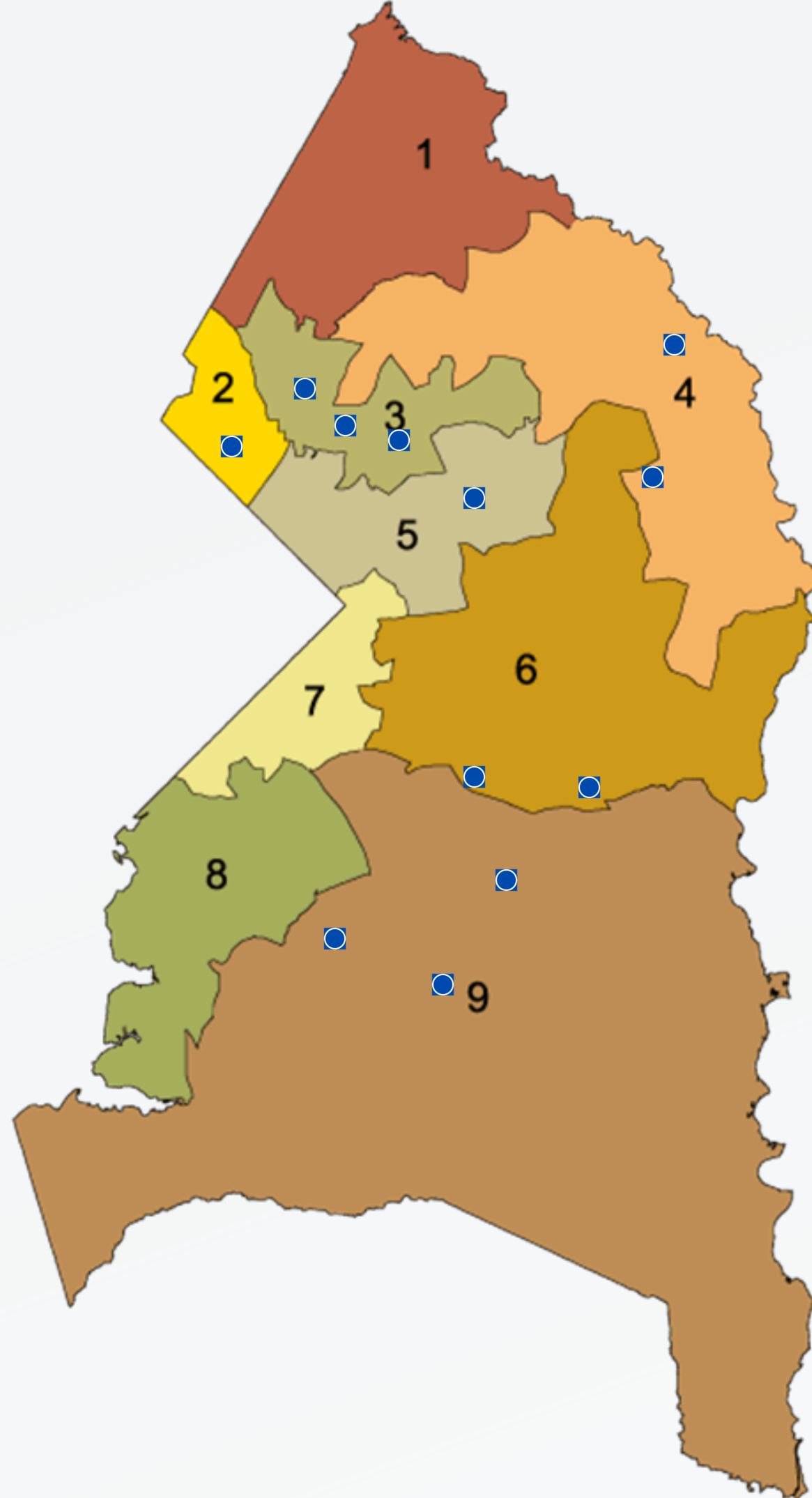
Case Rejected

Case is closed

2b



CASES PER COUNCIL DISTRICT MAP



- District 3 and 9 have the most number of cases per district YTD.
- The map shows 12 total cases YTD, while there were approximately 12 total cases for the entire 2024 calendar year, which indicates a clear uptrend in the number of cases, which means good news for the NAB.



Nuisance Abatement Summary 2025							
File No.	Case Type	District/Property Address	District Councils	Findings of Facts - Order	Fee Assessed	Fee Collected	Comments
NAB2501R	Dsiorderly	5111 Trinidad Street Riverdale MD 20737	Honorable Eric C. Olson District 3	Public Nuisance	\$0	\$0	Did not fail to abate nuisance; must cease and desist all other nuisance activities
NAB-00004-2025	Disorderly	9216 Crandall Road Lanham MD 20706	Honorable Shayla Adams-Stafford District 5	Public & Neighborhood Nuisance	\$1,000	\$0	Cease and desist all nuisance activities; regularly monitor residence for continued nuisance activities
NAB-00005-2025	Disorderly	10225 Everley Terrace Lanham MD 20706	Honorable Eric C. Olson District 3	Public & Neighborhood Nuisance	\$1,000 (2)	\$0	Cease and desist all nuisance activities
NAB-00006-2025	Disorderly	10227 Everley Terrace Lanham MD 20706	Honorable Eric C. Olson District 3	Public & Neighborhood Nuisance	\$1,000	\$0	Cease and Desist all nuisance activities; send buidling inspectors to further discuss what is legal and illegal
NAB-00008-2025	Disorderly	11501 William Beanes Road Upper Marlboro MD 20772	Honorable Wala Blegay District 6	Public & Neighborhood Nuisance	\$5,000	\$0	Ordered discontinuance of all nuisance activities; orders DPIE to regularly monitor the property
NAB-00009-2025	Disorderly	3715 37th Place Brentwood MD 20722	Honorable Wanika B. Fisher District 2	Public & Neighborhood Nuisance	\$1,000	\$1,000	Ordered all nuisance activities to cease and desist
NAB-00010-2025	Disorderly	5709 Ellerble Street Cheltenham MD 20706	Honorable Sydney J. Harrison District 9	Public & Neighborhood Nuisance	\$1,000	\$1,000	Ordered all nuisance activities to cease and desist
NAB-00014-2025	Disorderly	3614 Bonhoeffer Drive Bowie MD 20721	Honorable Ingrid S. Watson District 4	Public & Neighborhood Nuisance	\$1,000	\$0	Ordered all nuisance activities to cease and desist
NAB-00015-2025	Disorderly	10305 Halliard Street Cheltenham MD 20623	Honorable Sydney J. Harrison District 9	No Nuisance	\$0	\$0	No abatement order or penalties issued due to lack of evidence
NAB-00018-2025	Disorderly	7010 Saint Annes Ave Lanham MD 20706	Honorable Ingrid S. Watson District 4	Public Nuisance	\$1,000	\$0	Cease and desist all nuisance activities; ordered the closing of the premises
NAB-00019-2025	Disorderly	12003 Van Brady Road Upper Marlboro MD 20772	Honorable Sydney J. Harrison District 9	Public & Neighborhood Nuisance	\$1,000	\$0	Cease and desist all activities that consititute a nuisance; DPIE and Police continue to monitor the property
NAB-00020-2025	Disorderly	5442 Billenca Lane Upper Marlboro MD 20772	Honorable Wala Blegay District 6	Public & Neighborhood Nuisance	\$1,000	\$0	Cease and desist all nuisance activities; police continue to monitor for nuisance violations

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2025 Legislative Session

Bill No. _____ CB- -2025 _____

Chapter No. _____

Proposed and Presented by _____

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

BILL

AN ACT concerning

Nuisance Abatement Board

For the purpose of clarifying the legislative intent of the Nuisance Law, adding a new prohibition on activities by promoters, and increasing fine amounts*

BY repealing and reenacting with amendments:

SUBTITLE 14. MORALS AND CONDUCT

Sections 14-170, 14-171, 14-172, 14-174

The Prince George's County Code

(2023 Edition; 2025 Supplement).

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, that Sections 14-170, 14-171, 14-172 and 14-174 of the Prince George's County Code be and the same are hereby repealed and reenacted with the following amendments:

SUBTITLE 14. MORALS AND CONDUCT.

DIVISION 14. NUISANCES.

Sec. 14-170. – Legislative findings.

(a) The County Council finds and declares that public and neighborhood nuisances exist in the County in the continuing and recurrent use of certain commercial and certain residential premises in violation of the laws relating to controlled dangerous substances, prostitution, human sex trafficking, human labor trafficking, criminal gangs, storage of weapons, stolen property, contraband or other evidence of criminal activity, obstruction of the enjoyment of private

property, the use of residential properties for activities that are prohibited in residential neighborhoods and zones (including commercial-style events, and other public and neighborhood nuisances and traditional [criminal] remedies do not always abate these types of activities at these locations.

(b) The enforcement of abatement procedures and the penalties set forth in this Division constitute an additional method of law enforcement in response to the proliferation of the above-referenced public nuisances and are an exercise of the County's police power that is reasonable and necessary in order to protect the health, safety, and general welfare of the citizens of Prince George's County.

* * * * *

Sec. 14-171. – Definitions.

(a) As used in this Division:

(1) Board shall mean the Nuisance Abatement Board.

(2) Neighborhood nuisance means any premises, except as defined by Section 13-138(a)(9) of the County Code, on or in which, on two or more separate occasions within a one-year period before the start of a proceeding under this subtitle, an owner, tenant or occupant of the premises:

(a) acts in a disorderly manner that disturbs the public peace; or

(b) engages in acts, creates or maintains conditions that allows others to act in a disorderly manner that disturbs the public peace; or

(c) engages in activities that are prohibited in residential neighborhoods and zones, including any event, gathering, party, or picnic that involves: admission fees; cover charges; door charges; entry fees; ticket sales; food or beverage sales; adult entertainment charges, fees or sales; personal profit to the homeowner or organizer of an event; or is open to the general public.

(3) Occupant shall mean any person occupying a premises, whether or not a party to a lease.

(4) Owner and owner of record shall mean the person in whose name a premises is recorded in the land records of Prince George's County who owns, leases, occupies, or controls the property and any agent of such person.

(5) Person means an individual, receiver, guardian, personal representative, fiduciary, or representative of any kind, and any corporation, partnership, firm, association, joint venture, or other legal entity.

(6) Premises shall mean any land, building, or other structure, or part thereof, where a residential property, including vacant or abandoned property, or a commercial, business, or similar establishment is located.

(6.1) Promoter shall mean an individual or entity who organizes, publicizes, and facilitates events, gatherings, parties, or similar activities at a premises, including by providing essential event information such as date, time, location, and theme, even if that individual or entity is otherwise unconnected to the premises and regardless of whether they have an interest in the premises.

(7) Public nuisance shall mean any residential or commercial premises used:

(A) By persons who assemble for the purpose of illegally administering a controlled dangerous substance, as defined in the Criminal Law Article of the Maryland Annotated Code;

(B) For the illegal manufacture or distribution of a controlled dangerous substance, or controlled paraphernalia, as defined in the Criminal Law Article of the Maryland Annotated Code; or

(C) For the illegal storage or concealment of a controlled dangerous substance in sufficient quantity to reasonably indicate under all the circumstances an intent to manufacture, distribute, or dispense a controlled dangerous substance or controlled paraphernalia;

(D) By persons for activities involving prostitution, human trafficking, or a criminal gang as defined in the Criminal Law Article of the Maryland Annotated Code;

(E) As a neighborhood nuisance as defined by this Section; or

(F) To endanger life, health, or safety, or obstruct the quiet enjoyment and reasonable use of the property of persons in a particular area.

(G) For the storage or concealment of illegal weapons, stolen property, contraband or other evidence of criminal activity at the premises.

(H) As a disorderly house as referenced in the Criminal Law Article of the Maryland Annotated Code.

(I) By persons for activities involving human labor trafficking as defined in Section 14-191(a)(7) of the County Code.

(8) Tenant shall mean any tenant or lessee, whether under a written or oral lease.

* * * * *

Sec. 14-172. - Operation of a public or neighborhood nuisance prohibited; action to abate.

(a) No person owning, operating, having charge or management of any premises, a tenant living in or occupant of any premises, or a promoter may cause or shall permit such premises to be used in violation of County, State, or Federal laws governing controlled dangerous substances, prostitution, human sex trafficking, human labor trafficking, criminal gangs, the storage or concealment of illegal weapons, stolen property, contraband or other evidence of criminal activity at the premises, or as a public or neighborhood nuisance.

(1) A police or Fire/EMS report, documentation, or any citation, written in the regular course of business by any State, County, or municipal law enforcement agency, fire officer, or any other County or municipal agency or department authorized to issue citations or corrective orders, of a premises having been used for activities described in Section 14-171(a)(2) or (7) of this Division is prima facie evidence that the premises are a public or neighborhood nuisance.

(b) Any State, County, or municipal law enforcement agency, fire department, or any other County or municipal agency or department authorized to issue citations or corrective orders, may initiate proceedings under this Division to abate and prevent the nuisance and enjoin the person conducting or maintaining it, and the owner, lessee, resident, or agent of the premises in or upon which the nuisance exists, from directly or indirectly maintaining or permitting the nuisance whenever any agency or department of the County or municipality provides sufficient evidence to support such proceedings.

(1) Prior to the initiation of proceedings, any State, County, or municipal law enforcement agency, fire department, or any other County or municipal agency or department authorized to issue citations or corrective orders shall submit a petition to the Board which sets forth the basis for its belief that a public or neighborhood nuisance exists and that the owner, lessee, resident, or agent has failed or refused to cooperate with the State, County, or municipal law enforcement agency, fire department, or any other County or municipal agency or department attempts to abate the nuisance. The petition shall include affidavit(s) in support thereof. The Board shall review the petition and issue a notice of hearing if a majority of the Board finds that the State, County, or municipal law enforcement agency, fire department, or any other County or municipal agency or department authorized to issue citations or corrective orders has sufficient evidence to support its case. A notice of hearing shall be issued no later than fifteen (15) days after the Board has reviewed the petition.

Sec. 14-173. – Nuisance Abatement Board.

(a) Creation.

(1) There is hereby created and established a Board to be known and designated as the Nuisance Abatement Board.

(2) The Board shall consist of seven members. There shall be a representative from the Police Department, the Department of Permitting, Inspections, and Enforcement, and the Fire/EMS Department. The other four citizen members shall be appointed by the County Executive and approved by the County Council to serve staggered terms of two years each. At least one of the citizen appointees shall represent the business community. Additionally, a citizen appointee shall be designated as the Chair of the Board.

(3) Any member who fails, without an excused absence, to attend two (2) consecutive meetings of the Board, or six (6) or more meetings in any given calendar year, shall be considered to have resigned from the Board.

(4) Any member may be removed by the County Executive, pursuant to [Section 507](#) of the County Charter.

(5) Citizen members of the Nuisance Abatement Board shall receive a stipend at the rate of Three Hundred Dollars (\$300) per month. The Chair thereof shall be compensated an additional One Hundred Dollars (\$100) per month for administrative responsibilities.

(b) Powers and duties.

(1) The Board shall have full authority to enforce the provisions of Subtitle 13, Division 15 of the Prince George's County Code, including any rules and regulations adopted under them.

(A) Subsections (c) and (d) of this section, as well as [Sections 14-174](#) and [14-175](#) of the County Code shall not apply to the requirements under Subtitle 13, Division 15 of the Prince George's County Code.

(2) The Board shall hear complaints which allege that any premises constitute a public or neighborhood nuisance.

(3) Upon the receipt of such an allegation, the Board shall give notice and an opportunity for a hearing to determine whether a public or neighborhood nuisance exists in the premises to the owner, lessor, lessee, mortgagor, and mortgagee of the premises.

(4) The notice shall state the date, place, and time of the hearing, the right of the aforesaid persons to be heard and to be represented at the hearing, the possible consequences of failure to appear, and such other information as may be appropriate.

(5) The notice shall be posted on the premises and subsequently mailed by United States Postal Service certified mail, [and] addressed to said owner or other responsible person at the last known address or the address shown on the real property tax records in the Treasurer's Office for Prince George's County. [In the event that such notice is returned by the postal authorities, the Board shall cause a copy of the notice to be personally served upon the owners or other responsible persons of the premises or upon the agent of the owner thereof. In the event that personal service cannot be accomplished, as aforesaid, after reasonable efforts, then notice shall be accomplished by physical posting on the premises.]

(c) Hearing.

(1) The Board shall conduct a public hearing on the complaint not less than ten days after the Board has mailed a copy of the notice and complaint to the property owner. At the hearing the Board shall receive evidence pertaining to the unlawful activity at the premises. The Board may also consider evidence of the general reputation of the place or the premises, but such evidence in and of itself shall not be sufficient to establish the existence of the nuisance.

(2) At the hearing, the owner shall have an opportunity to demonstrate that the notice was issued on insufficient grounds, or that a nuisance does not exist and therefore no adverse action should be taken.

(3) The lack of knowledge of, acquiescence or participation in, or responsibility for a public or neighborhood nuisance on the part of any person who may be the owner, lessor, lessee, mortgagor, mortgagee, or other interested person and all those persons in possession of or having charge of as agent or otherwise, or having any interest in the property, real or personal, used in conducting or maintaining the public or neighborhood nuisance, is not sufficient grounds to dismiss the hearing.

(4) Any State, County, or municipal law enforcement agency, fire department, or any other County or municipal agency or department authorized to issue citations or corrective orders must show, by a preponderance of the evidence, that a public or neighborhood nuisance does exist at the premises, and that the property owner, lessee, resident, or agent has failed or refused to cooperate with attempts to abate the nuisance.

(5) The Board shall stay their proceedings against a landlord if the tenant's actions are the basis for the complaint and the landlord provides evidence that they have filed a complaint in the District Court to repossess the leased premises.

(d) Order.

(1) After notice and an opportunity for a hearing, if five of the seven Board members concur, the Board is authorized:

(A) To order the discontinuance of the public or neighborhood nuisance in the premises where the public or neighborhood nuisance exists; and

(B) To order the closing of the premises to the extent necessary to abate the nuisance, and keep it closed for a period not to exceed one (1) year.

(C) To request, for a residential property, the appropriate County department or agency, to exercise authority under Subtitle 13 of the County Code, including but not limited to suspension or revocation of a rental license or creation of a tax lien.

(2) An order of the Board issued pursuant to this Division shall be posted on the premises and notice thereof shall be given to those persons and in the manner set forth in Subsection (b). On and after the tenth business day following the posting, the order may be enforced. The Board may vacate the provisions of the order to close if an interested person posts a bond for the period of the ordered closing in an amount not to exceed the assessed value of the premises as shown in the tax assessment records, prorated for the proportional assessment of units closed if less than all units therein are closed, but not to exceed One Million Dollars (\$1,000,000) in any case, and submits reasonably adequate proof to the Board that the nuisance has been abated and will not be maintained or permitted in any unit of the premises during the period of the ordered closing.

(3) A closing directed by the Board pursuant to this Division is not an act of possession, ownership, or control by Prince George's County.

(4) The Board shall produce a written decision detailing the Board's final order or action no later than [fifteen (15)] Thirty (30) days after the conclusion of the hearing.

* * * * *

Sec. 14-174. - Violation or destruction of order, other enforcement.

(a)Criminal Penalties

(1) Any person who destroys, removes, or defaces an order posted by the Board is guilty of

1 a misdemeanor punishable by a fine of not more than [One] Five Thousand Dollars
 2 (\$[1]5,000.00) or imprisonment for not more than 30 days, or both.

3 [(b)](2) Any person who intentionally disobeys any proper order issued by the Board or who
 4 uses or occupies or permits any other person to use or occupy any premises ordered closed is
 5 guilty of a misdemeanor punishable by a fine of \$[1]5,000.00 or imprisonment for not more than
 6 180 days, or both.

7 [(c)](3) Each day a violation of Subsection ([b](a)2) continues is a separate offense.

8 (b) Civil Penalties

9 [(d)](1) In addition to any other civil or criminal remedy or enforcement procedure, this
 10 Division may be enforced by issuance of a civil penalty by the Board or a civil citation pursuant
 11 to Subtitle 28, Division 3 of the County Code.

12 [(e)](2) The civil monetary fine for each civil violation of this Division by a natural person
 13 shall be [One Thousand Dollars (\$1,000.00)] Two Thousand Five Hundred Dollars (\$2,500) for a
 14 first violation and [One Thousand Dollars (\$1,000.00)] Five Thousand Dollars (\$5,000) for a
 15 second and any subsequent violation.

16 (3) The civil monetary fine for each civil violation of this Division by any entity other
 17 than a natural person shall be Five Thousand Dollars (\$5,000) for a first violation and Five
 18 Thousand Dollars (\$5,000) for any subsequent violation.

19 (4) A decision and order by the Board that finds the existence of a public or
 20 neighborhood nuisance and a failure or refusal to cooperate with attempts to abate the nuisance
 21 shall constitute a violation for the purposes of this section.

22 (5) Each day a violation continues is a separate offense.

23 [(f)](c) The Police Department shall be authorized to issue a criminal citation in lieu of the
 24 issuance of a civil citation pursuant to Subtitle 28, Division 3 of this Code.

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

1 invalid or unconstitutional word, phrase, clause, sentence, paragraph, subparagraph, subsection,
2 or section.

3 SECTION #. BE IT FURTHER ENACTED that this Act shall take effect on October 1,
4 2025/forty-five (45) calendar days after it becomes law/the effective date of CB-##-2025.

Adopted this ____ day of _____, 2025.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Edward Burroughs
Chair

ATTEST:

Clerk of the Council

APPROVED:

DATE: _____ BY: _____
Aisha N. Braveboy
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.

* * * * *

c:mybill.doc