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

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Resolution No.	CR-094-2025	
Proposed by	Council Member Olson	
Introduced by	Council Members Olson, Harrison, Ivey and Dernoga	
Co-Sponsors	Council Members Oriadha, Blegay, and Watson	
Date of Introduc	ction September 9, 2025	
RESOLUTION		
A RESOLUTION	concerning	
Use and Occupano	cy - No Construction, New Tenant or Owner Change - Commercial Permit Fee	
and Use and Oc	cupancy - No Construction, New Owner with Existing Tenant - Commercial	
	Permit Fee	
For the purpose of requiring a certain use and occupancy permit fee to be paid by a new tenant or		
by a new owner, when a change in ownership occurs and no construction is required; $\underline{\text{requiring a}}$		
certain use and occupancy commercial permit fee to be paid by the new owner, on behalf of the		
existing tenant when there is a change in ownership, only, and no construction is required; and		
generally regarding the payment of use and occupancy permit fees.		
WHEREAS,	the Use and Occupancy – No Construction, New Tenant or Owner Change –	
Commercial permit fee shall be paid by a new tenant or by a new owner, when a change in		
ownership occurs	and no construction is required; and	
WHEREAS,	the Use and Occupancy – No Construction, New [Tenant or] Owner with	
Existing Tenant –	[Change –] Commercial permit fee to be paid by the new owner, on behalf of	
the existing tenant	when there is a change in ownership, only, and no construction is required;	
[for a change in us	se shall be paid by the property owner;] and	
WHEREAS,	[this] these policy [change] changes should incentivize small businesses to	
open, operate, and remain in the County, and help overall in economic development and building		
our commercial tax base;		
WHEREAS,	it is the intent of the Council to ensure that existing tenants are not required to	

WHEREAS, it is the intent of the Council to ensure that existing tenants are not required to pay for the issuance of a new Use and Occupancy Permit for commercial buildings when there is a change in Ownership, only, as set forth in Section 27-8101(b) of the Zoning Ordinance; and

WHEREAS, when a commercial ownership changes and a new Use and Occupancy Permit is required, pursuant to Section 2-253.63 of the Prince George's County Code, the new owner is required to apply and pay for the Use and Occupancy Permit for the commercial building and existing tenants, as required by Section 2-253.63 of the Prince George's County Code; and

WHEREAS, pursuant to Section 2-253.63 of the Prince George's County Code, the Department of Permitting, Inspections and Enforcement ("DPIE") shall establish and maintain a table of fees for all types of permits and such table shall be published on the DPIE website; and

WHEREAS, pursuant to Section 2-253.63 of the Prince George's County Code, the Director of DPIE or the County Council shall have the authority to change the fees, which includes a change in the payor of the Use and Occupancy – No Construction, New Tenant or Owner Change – Commercial permit fee as deemed necessary; and

WHEREAS, pursuant to Section 2-253.63 of the Prince George's County Code, the

Director of DPIE or the County Council shall have the authority to add a new fee and assign a

payor of the fee, which includes the Use and Occupancy – No Construction, New Owner with

Existing Tenant – Commercial Permit Fee as deemed necessary; and

WHEREAS, prior to changing the fees, and also, in changing payors of said fees, DPIE must hold a public information session to allow for public comment, must submit the fee changes to the County Executive for approval, and then must submit the fee changes to County Council by Resolution for approval after notice and a public hearing; and

WHEREAS, Attachment A is the proposed addition to the Table of Fees, Section 2-253.63, and as published on the DPIE website, Use and Occupancy – No Construction, New Tenant or Owner Change – Commercial permit fee, and the Use and Occupancy – No Construction, New Owner with Existing Tenant – Commercial Permit Fee, attached hereto and made a part of the record hereof; and

WHEREAS, the County Executive reviewed such changes and approved the payor assignments as appropriate and necessary.

NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's County, Maryland, that the Use and Occupancy – No Construction, New Tenant or Owner Change – Commercial permit fee payor assignments <u>and the new Use and Occupancy – No Construction, New Owner with Existing Tenant – Commercial Permit Fee and payor assignments</u>, set forth in this Resolution be adopted and maintained by Department of

1	Permitting, Inspections and Enforcement as described in the Table of Fees set forth in		
2	Attachment A, attached hereto and made a part of the record hereof, is approved as appropriate		
3	and necessary.		
	Adopted this day of 2025.		
	COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND		
	BY: Edward P. Burroughs III		
	Chair		
	ATTEST:		
	Donna J. Brown		
	Clerk of the Council		