

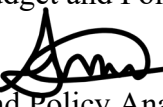
October 14, 2025

FISCAL AND POLICY NOTE

TO: Colette R. Gresham, Esq.
Acting Council Administrator

Karen T. Zavakos, Esq.
Acting Deputy Council Administrator

THRU: Lavinia Baxter 
Senior Legislative Budget and Policy Analyst

FROM: Shalene Miller-Whye 
Legislative Budget and Policy Analyst

RE: Policy Analysis and Fiscal Impact Statement
CR-085-2025 Common Ownership Communities Program Rules and Regulations
Promulgation

CR-085-2025 (*proposed by:* Councilmember Oriadha)

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

A RESOLUTION concerning Common Ownership Communities Program Rules and Regulations Promulgation For the purpose of the County Council promulgation of rules and regulations governing the implementation and administration of the Common Ownership Communities Program.

Fiscal Summary

Direct Impact:

Expenditures: No direct expenditure impact likely.

Revenues: No direct revenue impact likely.

Indirect Impact:

No indirect impact.

Legislative Summary:

CR-085-2025¹ Proposed by Councilmember Oriadha and sponsored by Councilmembers Adams-Stafford and Blegay, it was presented to the Council on September 9, 2025, and referred to the Planning, Housing, and Economic Development Committee. It would promulgate rules for the Common Ownership Communities Program.

If enacted, CR-085-2025 would:

- Establish rules and regulations of the Common Ownership Communities program.
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Resource Personnel:

- Leroy D. Maddox Jr., Legislative Attorney
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Current Law/Background:

The Common Ownership Communities Program was established by CB-15-2007². This program was established due to the lack of management and oversight in Common Ownership Communities, aiming to address their needs by providing education, training, and dispute mediation services. Through this, it established the County Executive as the authority of rules and regulations, subject to approval by the Council.

CB-049-2025 established the Commission on Common Ownership Communities to ensure:

- the proper establishment and operation of homeowners' associations, condominium associations, and cooperative housing corporations.
- to promote education, public awareness, and association memberships.
- reduce the number and divisiveness of disputes and encourage informal resolution of disputes.
- maintain property values and quality of life in Common Ownership Communities.
- assist and oversee the development of coordinated community and government policies, programs, and services which support these communities'; and,
- prevent potential public financial liability for the repair or replacement of common ownership community facilities.

Currently, staffing for the Commission is provided by the Office of Community Relations, as per Section 13-314.06 of this Division. Further, the director of the Office of Community Relations

¹ [Prince George's County Council - Reference No. CR-085-2025](#)

² [Prince George's County Council - Reference No. CB-015-2007](#)

currently has responsibilities related to administering the Common Ownership Communities Program. As well as duties described in section 13-317, which consist of researching, assembling, and disseminating data and materials about activities and programs related to Common Ownership Communities, developing and maintaining the program, as well as operating the dispute mediation process.

Additionally, according to sections 13-314.10 and 13-314.11, the Commission is required to submit an annual report to the County Executive and County Council and a quality review every three to five years, to be produced as a written report from a professional, non-partisan, objective group and delivered to the County Executive and County Council.

CB-045-2025

CB-045-2025 gave the County Council the authority to promulgate rules and regulations consistent with the program's purpose and spirit. This is the first set of rules and regulations promulgated for the program.

Discussion/Policy Analysis

CR-085-2025

CB-045-2025 gave the County Council the ability to promulgate rules and regulations for the Common Ownership Communities program. These rules shall be in the purpose and spirit of the Common Ownership Program and govern its implementation and administration.

Based on the County Code and the Prince George's County Common Ownership Communities program's website, the Commission was established to ensure the proper establishment and operation of homeowners' associations, condominium associations, and cooperative housing units. Additionally, the Commission promotes public awareness and association membership understanding of the rights and obligations of living in a common ownership community. Through the Commission, they are also responsible for assisting and overseeing the development of coordinated community and government policies, programs, and services that support these communities. The proposed rules are in Attachment 2.

Fiscal Impact:

- *Direct Impact*

Enactment of CR-085-2025 is not likely to have a direct fiscal impact.

- *Indirect Impact*

Enactment of CR-085-2025 is not likely to have an indirect fiscal impact.

- *Appropriated in the Current Fiscal Year Budget*

N/A

Effective Date:

The proposed Resolution shall be effective on the date of adoption and, unless otherwise stated in a specific provision.

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