

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2026 Legislative Session

Bill No. CB-032-2026

Chapter No. _____

Proposed and Presented by Council Member Fisher

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

BILL

1 AN ACT concerning

2 Housing and Property Standards for Non-Residential Property

3 For the purpose of amending the Prince George’s County Code to increase penalties for non-
4 residential property for non-compliance with housing and property standards; an increase of up
5 to five thousand dollars for non-compliance; and generally relating to housing and property
6 standards in Prince George’s County.

7 BY repealing and reenacting with amendments:

8 **SUBTITLE 13. HOUSING AND PROPERTY STANDARDS.**

9 Section 13-246

10 The Prince George's County Code

11 (2023 Edition; 2025 Supplement).

12 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
13 Maryland, that Section 13-246 of the Prince George's County Code be and the same is hereby
14 repealed and reenacted with the following amendments:

15 **SUBTITLE 13. HOUSING AND PROPERTY STANDARDS.**

16 **DIVISION 7. PROPERTY STANDARDS AND MAINTENANCE.**

17 **Sec. 13-246. Enforcement and penalty.**

18 (a) In the event that an owner does not comply with the remedial action set forth in a
19 notice of violation within the time period provided (including any period allowed by appeal), and
20 upon verification by the Director or the Director's designee that the violation still exists, the
21 Director or the Director's designee may issue upon the responsible parties

1 (1) a civil citation pursuant to Subtitle 28, Division 3, of this Code and, for properties
 2 subject to foreclosure, the Director shall issue upon the responsible parties a civil citation
 3 pursuant to Subtitle 28, Division 3, of this Code or

4 (2) an administrative citation pursuant to Division 15, Subdivision 1 of this Subtitle.
 5 The administrative citation shall be adjudicated in accordance with the provisions of that
 6 Subdivision.

7 (b) [The responsible person as defined in Section 13-232] Any residential property owner
 8 who falls under this Division who is issued the civil or administrative citation shall be subject to
 9 a monetary fine of One Thousand Dollars (\$1,000.00) for each violation.

10 (c) Any non-residential property owner who is issued the civil or administrative citation
 11 shall be subject to:

12 (1) a monetary fine of Two Thousand Dollars (\$2,000) for the first violation;

13 (2) a monetary fine of Five Thousand Dollars (\$5,000) for the second violation and
 14 each subsequent violation.

15 [(d)] (c) Each day the violation continues is deemed a separate offense and is subject to an
 16 additional citation and fine in the same dollar amount as the repeat citation(s).

17 [(e)] (d) In addition, a lien shall be placed on the property pursuant to Section 13-246.02,
 18 which shall be paid in full before transfer or sale of the property, for monies expended by the
 19 County for demolition, repair or enclosure of a building or removal of garbage, refuse, or other
 20 hazardous, noxious, or unhealthy substances or materials where the responsible party refuses or
 21 fails to comply with the lawful order of the County.

22 [(f)] (e) In addition, any person who violates or fails to comply with any provision of this
 23 Division shall, upon conviction, be guilty of a misdemeanor and subject to a fine not to exceed
 24 the doubling of the total sum of all fines associated with citations issued to the person pursuant to
 25 this Section or imprisonment not to exceed ninety (90) days, or both.

26 [(g)] (f) In addition to the other remedies provided herein, the County Attorney, on behalf
 27 of the County, may institute an injunction, mandamus, or other appropriate action or proceeding
 28 to enforce the provisions of this Division.

29 [(h)] (g) The Police Department shall be authorized to issue a criminal citation or a civil
 30 citation pursuant to Subtitle 28, Division 3.

31 [(i)] (h) The Revenue Authority shall be authorized to issue a civil citation pursuant

1 to Section 28-266.

2 * * * * *

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

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

Adopted this ____ day of _____, 2026.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Krystal Oriadha
Chair

ATTEST:

Donna J. Brown
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.

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