

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2025 Legislative Session

Reference No.: CR-091-2025

Draft No.: 2

Committee: PLANNING, HOUSING, AND ECONOMIC DEVELOPMENT

Date: 9/18/2025

Action: FAVORABLE WITH
AMENDMENTS

REPORT: Committee Vote: Favorable with amendments, 3-0 (In favor: Council Members Dernoga, Hawkins, and Olson)

The Planning, Housing, and Economic Development (PHED) Committee met on September 18, 2025, to consider CR-091-2025. PHED Committee Director Rana Hightower summarized the purpose of the legislation and informed committee members about public comments and feedback received from agencies within Prince George's County.

As presented on Tuesday, September 9, 2025, Draft-1 of the resolution is for the purpose of establishing the Accessory Dwelling Units Task Force; to develop ideas for implementing the use in Prince George's County; setting forth the procedures for the selection and appointment of members; assigning duties and responsibilities; setting forth provisions for administrative support of the task force; and setting a time for the completion of work and termination of the temporary task force.

Ms. Hightower also explained the proposed draft two amendment, added the Prince George's County Association of REALTORS as a member of the task force.

Council Member Watson, the resolution sponsor, requested a favorable vote on the resolution. It was explained that the State of Maryland enacted a law mandating Prince George's County and other jurisdictions to enact legislation regarding accessory dwelling units by October 1, 2026. The task force will research and review current legislation on the development of accessory dwelling units and provide policy recommendations to the County Council for the development of new legislation.

Council Member Olson asked if the General Assembly legislation mandated that accessory dwelling units be located in specific areas of Prince George's County, such as around transit stations or in certain zones. Ms. Hightower responded by explaining that the legislation is applicable statewide and countywide. Council Member Watson explained it was her interpretation that the bill applied in all areas.

Ms. Shalene Miller-Whyte with the County Council Budget and Policy Analysis Division discussed their Policy Analysis and Fiscal Note on the legislation. Ms. Miller-Whyte explained that the resolution will likely have a small adverse fiscal impact, requiring some administrative expenditures for staffing and technical supplies for operations.

She also stated that the adoption of the resolution may have a favorable indirect fiscal impact, as it would develop and implement accessory dwelling units within the County properly, further extending far-reaching housing to County residents and potentially producing additional property tax revenue.

Ms. Miller-Whye also asked the County Council to consider whether February 2026 is enough time for the task force to establish and produce findings. She also asked the County Council to consider appointing a representative from an aging community association to serve on the task force since the legislation may impact many seniors within the County.

The Planning Department did not provide comments on the legislation.

Ms. Dinora Hernandez, with the Office of Law, found CR-091-2025 (Proposed DR-2) to be in proper legislative form with no legal impediments to its adoption. Next, Ms. Hernandez responded to Council Member Olson's question regarding the bill only impacting transit areas. She explained that the first version of the state bill focused on transit areas, but that language was removed, and the revised bill now applies to all areas.

Council Member Dernoga requested that the language on page 2, line 22, requiring County Council staff to serve on the task force be removed and replaced with a representative from the aging community. Council Member Watson agreed with the revision to the resolution. The amendment reads: "One (1) representative from the Prince George's County Chapter of the AARP."

Council Member Dernoga also asked if the Planning Department would provide staff, as this legislation impacts land use.

Council Member Ivey recommended that a representative from the disability community be added to the task force. Council Member Watson agreed with Council Member Ivey's recommendation.

Council Member Dernoga proposed an additional amendment, which reads: "Five (5) residents of Prince George's County reflecting the geographic diversity of the County, including one (1) individual from the disability community."

Ms. Sonia Owens, the County Council Liaison from the County Executive's Office, stated that County Executive Braveboy supports the legislation and recommends a favorable vote on the legislation. Ms. Owens explained that the Revenue Authority submitted an agency comment in support of the legislation, but noted there may be long-term impacts to adoption of the resolution.

Council Member Dernoga asked what the long-term impacts of the adoption of the resolution would be. Ms. Nicole Hall, Chief Real Estate Officer with the Revenue Authority, explained that the agency is in support of the legislation, as it would generate additional revenue. The long-term impact could be potential parking concerns in neighborhoods in the future, as parking is a current concern around the County. The task force needs to develop parking regulations for accessory dwelling units.

Mr. Dwayne Mingo, with the Prince George's County Association of REALTORS, thanked Council Member Watson, the sponsor, and spoke in support of the legislation.

Council Member Dernoga made a motion, seconded by Council Member Olson, on the suggested amendments discussed during the committee meeting. The PHED Committee voted 3-0 in favor of the amendments.

On motion of Council Member Dernoga, seconded by Council Member Olson, the PHED Committee voted 3-0 in favor of CR-91-2025 as amended.