





**FISCAL AND POLICY NOTE**

August 29, 2025

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

Karen T. Zavakos, Esq.,  
Associate Council Administrator

THRU: Josh Hamlin   
Director of Budget and Policy Analysis

FROM: Shalene Miller-Whye   
Legislative Budget and Policy Analyst

RE: Policy Analysis and Fiscal Impact Statement  
CB-050-2025 The Housing Code

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**CB-050-2025** (*proposed by: Councilmember Fisher*)

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

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AN ACT concerning The Housing Code for the purpose of establishing an investigation unit within the Department of Permitting, Inspections and Enforcement to aid in the investigation of certain Code violations; providing for certain staff and advisory and supervisory personnel; providing for certain reporting requirements; and generally regarding Housing Code enforcement.

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**Fiscal Summary**

**Direct Impact:**

*Expenditures: Some expenditures likely.*

*Revenues: Some revenues are likely.*

**Indirect Impact:**

Some direct impact.

### **Legislative Summary:**

CB-050-2025<sup>1</sup> sponsored by Councilmember Fisher, was presented to the Council on May 27, 2025, and referred to the Planning, Housing, and Economic Development Committee. It would amend Subtitle 13, Housing and Property Standards, of the Prince George’s County Code to establish an investigation unit to aid in the investigation of code violations.

If enacted, CB-050-2025 would:

- Establish an investigation unit to investigate persistent and critical housing violations.
  - Consist of the Department of Permitting, Inspections, and Enforcement staff and include an advisory supervisor from the Department of Environment and the Revenue Authority.
  - Require all reports of inspections and investigations by the investigation units shall be in writing.
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### **Resource Personnel:**

- Leroy D. Maddox Jr., Legislative Attorney
  - Shanika L. Griffith, Council District 2
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### **Current Law/Background:**

According to Sec. 13-110 of the Housing Code<sup>2</sup>, the Department of Permitting, Inspections, and Enforcement conducts inspections as often as necessary to determine the conditions of dwellings, multifamily dwellings, dwelling units, rooming houses, rooming units, and premises to safeguard the safety and welfare of the public. This requires that inspections be made in response to citizens' complaints, official complaints, reliable information, or allegations of existing violations.

In the same section of the code, it provides that, “further, inspections of dwellings, dwelling units, rooming houses, rooming units, and premises shall be made on a systematic basis (e.g., house by house, block by block) in areas, communities, or neighborhoods when it is determined by the Code Official that such action is necessary to properly apply and enforce the provisions of this Code.”

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<sup>1</sup> [Prince George's County Council - Reference No. CB-050-2025”](#)

<sup>2</sup> [Prince George's County Code Sec. 13-110](#)

Related to rental housing with ten or more units, receiving a payment in lieu of taxes agreement pursuant to Md. Ann. Code Art. Local Government, Section 1-1308<sup>3</sup> shall be inspected every three years.

Further in Sec. 13-111<sup>4</sup> “Every person in violation of this Code shall be guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of Five Hundred Dollars (\$500.00), or by imprisonment not to exceed ninety (90) days, or both. Each day that the violation continues shall constitute a separate offense. The application of the foregoing penalties shall not preclude the filing of an action for injunctive relief in a court of competent jurisdiction.”

*CB-079-2025*

This Bill was previously introduced and held indefinitely. Through discussions with the administration, the Department of Permitting, Inspections, and Enforcement cited that the Joint Agency Group (JAG) offers similar efforts through an investigation system across multiple agencies. Further, the administration noted that four additional positions would be needed to meet the actions outlined in the Bill.

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## **Discussion/Policy Analysis**

*CB-050-2025*

The current code enforcement process conducts complaints on its ongoing departmental clean-up strategy or as a response to complaints. When violations are identified, inspectors issue a Notice of Violation (NOV) and/or a civil citation to the property owner or responsible person.<sup>5</sup>

In terms of maintenance requirements, Sec. 13-113<sup>6</sup> of the County Code provides that, “A structure is unfit for human occupancy whenever the Code Official finds that such structure is unsafe, unlawful, or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities, utilities, or other essential equipment required by this Code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public. This term shall also include the phrase unfit for human habitation.”

Further, Sec. 13-113 – Sec. 13-127 includes additional provisions in the Housing Code for:

- unsafe structures and equipment
- unsafe conditions, including emergency measures
- condemnation and demolition, exterior areas and structures

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<sup>3</sup> [Md. Ann. Code Art. Local Government, Sec. 1-1308](#)

<sup>4</sup> [Prince George's County Code Sec. 13-111](#)

<sup>5</sup> [Code Enforcement | Prince George's County](#)

<sup>6</sup> [Prince George's County Code Sec. 13-113](#)

- interior structures
- pest elimination
- light, ventilation, and occupancy limitations
- water systems
- mechanical and electrical requirements, heating facilities

DPIE also features minimum requirements for single-family and multifamily housing dwelling units, which include, but are not limited to, the following<sup>7</sup>:

- Exterior walls should be free of holes, breaks and loose or rotting materials.
- Exterior wood surfaces should be painted or covered with a protective treatment.
- Peeling, flaking, or chipped paint should be removed, and surfaces repainted.
- Wooden surfaces should be free of loose and flaking paint.
- Metal surfaces with rust or corrosion should be coated with a protective treatment.
- Structures and exterior properties should be free from rodent infestation.

Upon violations of provisions outlined in the County Code, a NOV is issued, including the length of time allotted to address the violation(s). This also includes a follow-up inspection after the allotted time to ensure compliance. If violations at the reinspection persist, the Department will take appropriate action.<sup>8</sup>

#### *Provisions of CB-050-2025*

This Bill would establish an investigation unit to aid in persistent and critical violations. It would require that this unit be staffed with staff and an advisory supervisor from the Department of Permitting, Inspections and Enforcement, the Department of Environment, and the Revenue Authority agencies. This would address violations cross-sectionally. This Bill would also require all reports of inspections and investigations by the investigation units to be in writing.

In discussions with the administration, it was noted that an investigation group operates under a similar structure and has similar goals. However, this group includes many other agencies besides the Revenue Authority and the Department of Environment.

#### *Joint Agency Group (JAG)*

As noted during CB-079-2024 discussions, the Joint Agency Group (JAG)<sup>9</sup> carries out similar efforts where multiple County, State, and Federal agencies investigate complaints of illegal, unlicensed, and unpermitted activity in Prince George's County. Agencies included in this group are the following:

- PGC311
- Office of the Comptroller of Maryland

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<sup>7</sup> [Single-Family & Multifamily Housing Enforcement | Prince George's County](#)

<sup>8</sup> [Code Enforcement | Prince George's County](#)

<sup>9</sup> [JAG Executive Summary 2025.pdf](#)

- Prince George's County Department of Environment (DoE)
- Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)
- Prince George's County Department of Public Works & Transportation (DPW&T)
- Prince George's County Police Department (PGPD)
- Prince George's County Office of Law (OOL)
- Prince George's County Fire/EMS Department (PGFD)
- Prince George's County Board of License Commissioners (Liquor Board)
- Prince George's County Health Department
- Revenue Authority
- Nuisance Abatement Board

JAG investigates persistent and critical violations, including nuisance properties, parking nuisances, unlicensed business activity, illegal dumping, party houses, criminal activity involving businesses and parties, and unpermitted events. Referrals are submitted through the review and investigation referral; however, JAG identifies potential cases through 311 service requests and social media. Complaints can also be forwarded to JAG by DPIE, sister agencies, council complaints, and emails. JAG members then review the complaints to determine what enforcement actions will be taken. Through JAG, DPIE has a representative to handle and refer matters. The Department is currently working on an automated referral process.

The types of cases referred to JAG vary from illegal parking, parties, noise complaints, criminal activity, and environmental crimes, such as illegal storage and other issues requiring a multi-agency response.

According to data provided by DPIE from December 2024 to August 2025, the unit heard 63 cases, eight (8) of which were heard by the Nuisance Abatement Board (NAB), and three (3) are currently being prepared to refer to the NAB. The current level of reporting surrounding this unit is unclear. It is also unclear how investigations are referred and triggered outside of PGC 311 and social media.

#### *Costs of Establishing a Unit*

Based on discussions with the administration, establishing a unit would require eight (8) additional positions, four (4) more than initially mentioned during CB-079-2024 discussions. Positions would include:

1. Associate Director - \$96,767 – \$208,734
2. Property Standards Code Enforcement Officer - \$75,819 – \$163,549
3. Administrative Aide III - \$44,401 – \$90,494
4. Administrative Aide IV - \$ 48,952 – \$99,568
5. Property Standards Inspector IV - \$65,601 – \$132,652
6. Property Standards Inspector III - \$48,952 – \$99,568
7. Property Standards Inspector II - \$44,401 – \$90,494
8. Property Standards Inspector I - \$40,272 – \$82,346

**Fiscal Impact:**

- *Direct Impact*

Enactment of CB-050-2025 is likely to have an adverse impact, as it will require additional staffing to establish this unit, which may include eight (8) additional positions. Establishing the unit through staffing costs at least \$400,000 in the first year, but this may not be the only potential cost associated with this unit.

- *Indirect Impact*

Enactment of CB-050-2025 is likely to have an indirect fiscal impact if the investigation unit increases investigations on persistent and critical violations. This may increase the number of violations issued to generate additional revenue from collections.

- *Appropriated in the Current Fiscal Year Budget*

No

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**Questions for Committee Consideration:**

1. Does the agency anticipate additional costs for establishing an investigation unit?
  2. What actions can be taken to increase JAG's current operation level and productivity?
  3. How can DPIE increase the current level of reporting to provide to the Council?
  4. What is JAG's average response time? How does JAG increase each agency's productive surrounding enforcement actions?
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**Effective Date:**

CB-050-2025 shall be effective forty-five (45) calendar days after it becomes law.

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