

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

Bill No. CB-061-2026

Chapter No. \_\_\_\_\_

Proposed and Presented by The Chair (by request – County Executive)

Introduced by \_\_\_\_\_

Co-Sponsors \_\_\_\_\_

Date of Introduction \_\_\_\_\_

**BILL**

1 AN ACT concerning

2 County Real Property as Surplus Property

3 For the purpose of amending provisions of the Code regulating the procedure to declare County  
4 Real Property as Surplus Property; removing the Redevelopment Authority and adding the  
5 Office of Central Services for final disposition of all properties approved as surplus.

6 BY repealing and reenacting with amendments:

7 SUBTITLE 2. ADMINISTRATION.

8 Section 2-111.01

9 The Prince George's County Code

10 (2023 Edition; 2025 Supplement).

11 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
12 Maryland, that Section 2-111.01 of the Prince George's County Code be and the same is hereby  
13 repealed and reenacted with the following amendments:

14 SUBTITLE 2. ADMINISTRATION.

15 DIVISION 2. COUNTY EXECUTIVE.

16 **Sec. 2-111.01. Sale, lease, or other disposition of County property.**

17 The County Executive shall be authorized to sell, lease, or otherwise dispose of any  
18 County-owned real property, when such property is no longer needed for County use or when the  
19 proposed disposition is in furtherance of a public purpose, including a sale/leaseback or a  
20 lease/leaseback, in accordance with the following provisions:

21 (a) **Property Inventory.** The County Executive shall establish an inventory of all real

1 property and improvements titled in the name of Prince George's County, and all real  
 2 property and improvements to which Prince George's County has an equitable or fee  
 3 simple title. The inventory shall include properties acquired by the County by any  
 4 means, including, but not limited to acquisition through tax sales, grants, purchases,  
 5 eminent domain, or by operation of law, including property transferred to the County  
 6 from other governmental agencies and the Board of Education. Properties utilized for  
 7 public rights-of-way shall be inventoried separately. The tax certificate for properties  
 8 acquired through tax sales may be sold without regard to this Section at any time prior  
 9 to the foreclosure of the right of redemption, in accordance with the provisions of State  
 10 law.

11  
 12 **(b) Inventory List and Surplus Property Disposal List.**

- 13 (1) The County Executive shall present the inventory to the County Council no  
 14 later than the first day of May each year.
- 15 (2) Only those properties which are contained within the inventory shall be  
 16 permitted to be proposed for lease, sale, or disposal.
- 17 (3) Revisions to the inventory shall be submitted as necessary and approved by  
 18 legislative act.
- 19 (4) The County Executive, at least once annually, shall review the inventory of all  
 20 real property and improvements held in fee by Prince George's County and  
 21 shall transmit, for the approval by legislative act of the County Council, a list  
 22 of all properties to be leased, offered for sale, or otherwise disposed of. The  
 23 list of properties proposed for surplus shall identify any properties considered  
 24 for economic development purposes, including elderly housing and affordable  
 25 housing projects.
- 26 (5) Simultaneous with the transmission of the surplus property legislation to the  
 27 County Council, the County Executive shall submit a copy of the surplus  
 28 property legislation to the Revenue Authority of Prince George's County, the  
 29 Redevelopment Authority of Prince George's County, any municipality in  
 30 which a property proposed as surplus lies, in whole or in part, the Maryland-  
 31 National Capital Park and Planning Commission, the Washington Suburban

Sanitary Commission, and the State of Maryland (each a "Preferred Government Entity").

\* \* \* \* \*

(d) **Administration.** The [Redevelopment Authority] Office of Central Services [for Prince George's County (the "Authority")] shall administer the final disposition of all properties approved as surplus beginning no less than forty-five (45) days after County Council approval of the surplus property list and before any disposition, grant, or lease of surplus property.

(e) **First Right of Refusal.** Except when the proposed disposition is a sale/leaseback or disposition for economic development, including elderly housing and affordable housing projects, the [Authority] Office of Central Services shall give a first right of refusal to the Preferred Government Entities.

(1) Preferred Government Entities may purchase properties approved as surplus for public use only, and for an amount equal to the County's acquisition cost plus expenses incident to transfer.

(2) To meet the requirement for public use, not more than ten percent (10%) of the usable space of any structure may be rented by the Preferred Government Entity acquiring the property for an amount exceeding the cost of maintaining and operating such space.

(3) Preferred Government Entities shall attend the public hearing identified in Subsection (f) of this Section to exercise their right of first refusal on the record. Where more than one Preferred Government Entity exercises their right of first refusal at the hearing, the [Authority] Office of Central Services shall designate the Preferred Government Entity to whom the property will be transferred in the disposition resolution set forth in Subsection (h) of this Section.

(4) Where the property requires the maintenance of a structure, the [Authority] Office of Central Services may, as a condition of disposition, require the Preferred Government Entity to maintain the property in at least the same condition as it is in at the time of the hearing until disposition is complete.

(f) **Notice, Public Hearing and Public Sale.**

(1) The [Authority] Office of Central Services shall advertise the proposed

1 dispositions and availabilities of all properties approved as surplus in accordance  
2 with the provisions of Section 10-312, Local Government Article, of the  
3 Annotated Code of Maryland, by publishing notice once a week for 3 successive  
4 weeks in at least one newspaper of general circulation in the County setting forth  
5 the particulars as to where, when, and to whom objections may be filed.

6 (2) After providing the required notice in Subsection 1, the [Authority] Office of  
7 Central Services shall schedule a public hearing no sooner than 15 days of the  
8 effective date of the surplus property list legislation to receive comment from  
9 Preferred Government Entities, interested persons, and persons lodging  
10 objections. The hearing shall be recorded and the record transferred to the  
11 Council within fifteen (15) days of conclusion of the hearing(s).

12 (3) After concluding the hearing and transmitting the record, the [Authority] Office of  
13 Central Services shall determine which properties on the surplus property list  
14 shall be transferred [for economic development projects, including elderly  
15 housing and affordable housing projects, transferred] to Preferred Government  
16 Entities, or proposed for transfer to the bidder offering best value.

17 (4) With the exception of transfers for economic development, including elderly  
18 housing and affordable housing projects, which shall follow the County Capital  
19 Improvement Program budget process, or transfers to a Preferred Government  
20 Entity where no competition exists, no disposition of any surplus property may be  
21 permitted without County Council approval by resolution in accordance with  
22 Subsection (h) of this Section.

23 \* \* \* \* \*

24 **(h) Disposition Resolutions.**

25 (1) After notice and public hearing, the [Authority] Office of Central Services shall  
26 submit a resolution to the County Council setting forth the proposed  
27 disposition(s), excluding elderly housing projects, affordable housing projects  
28 and transfers for economic development. The resolution shall contain only those  
29 properties proposed for transfer to private entities or for which more than one  
30 Preferred Government Entity exercised a first right of refusal.

31 (2) The County Council shall schedule a public hearing and take action within thirty

1 (30) days of transmittal of the resolution. The County Council may reject the  
 2 proposed disposition(s) by majority vote of the full Council. If the County  
 3 Council fails to timely schedule the hearing or object by majority vote, the  
 4 proposed disposition(s) in the resolution shall be deemed approved.

- 5 (3) If a resolution is transmitted during County Council recess, or the thirty (30)  
 6 days by which the County Council must schedule a hearing and take action  
 7 expires during recess, then the County Council shall schedule a hearing and take  
 8 action within ten (10) days after return from recess. If the Council fails to  
 9 schedule the hearing and take action on the resolution by majority vote within  
 10 ten (10) days after return from recess, then the resolution shall be deemed  
 11 approved.

12 (i) **Reversionary Interest.**

- 13 (1) Disposition of the property to a Preferred Government Entity other than the  
 14 Revenue Authority of Prince George's County or the Redevelopment Authority of  
 15 Prince George's County shall be subject to the condition that the property will  
 16 revert to the County if the public use is discontinued.
- 17 (2) Within sixty (60) days of the discontinuance of the public use, or after any  
 18 extension which may be granted for good cause, a deed shall be executed  
 19 transferring the property, which shall be in at least as good a condition as it was  
 20 when received, back to the County.
- 21 (3) If any property that has reverted to the County is subsequently sold for a sale  
 22 price in excess of the appraised value of the property at the time it was declared  
 23 surplus to County needs, the Preferred Government Entity shall also be  
 24 reimbursed for the cost of improvements made to the principal structure, if any,  
 25 on the property. If the County Executive is satisfied that another public use will  
 26 replace one which has been discontinued, no transfer shall be required. As an  
 27 alternative to the property reverting to the County, the Preferred Government  
 28 Entity may reimburse the County for the fair market value of the property at the  
 29 time it was conveyed to the Preferred Government Entity.
- 30 (4) Where the County Executive finds it in the public interest to convey title to  
 31 another Preferred Government Entity for less than the acquisition cost, the County

Executive may so convey provided they set forth reasonable justification, in writing, to the County Council prior to the sale.

(5) Whenever a property is proposed for disposition by sale to the Maryland-National Capital Park and Planning Commission, the purchase price shall be no less than the present value of the remaining bonded indebtedness attributable to the property.

\* \* \* \* \*

(k) **Previous Owner Dispositions.** Except for property proposed for economic development, including elderly housing and affordable housing projects, or proposed for disposition pursuant to Subsections (e) (Preferred Government Entities),(g) (Specific Public Purposes), or (j) (Sale/Leaseback ), the owner(s) from whom property was acquired by the County, or the heirs and assigns of the owner(s), shall have the first right over any other person to reacquire the property (or such portion of it which is declared surplus) if all of the following conditions are met:

(1) The property was acquired by the County through grant, purchase, or eminent domain within the last twenty-five (25) years. Such property shall include that acquired by the County from a Preferred Government Entity. It shall not include acquisition through purchase at tax sale.

(2) The determination of the County Executive that the property is surplus occurs within twenty-five (25) years after County acquisition or in the case of an acquisition from another Preferred Government Entity the determination occurs within twenty-five (25) years after the acquisition by that agency.

(3) The former owner or heir has asserted his right to reacquire the property within sixty (60) days after the following have occurred:

(A) The [Authority] Office of Central Services shall send notice of the previous owner's right of reacquisition by first class mail to their last known address. The last known address of the previous owner shall be presumed to be that address set forth in the tax assessment records for the year that the subject property was acquired, unless the County shall have been notified in writing of a different address; and

(B) Similar notification shall be published for a period of three (3)

successive weeks in the County newspapers of record.

(4) The repurchase price shall be the price approved by legislative act of the Council or, where no price is fixed, the fair market value at the time the property is sold.

\* \* \* \* \*

(m) **Surplus School Property.** When the property to be disposed of, whether by sale or lease, is a surplus school within a municipality, the municipality will be given notice of any proposed adaptive reuse of the school immediately upon receipt of the proposal. In the event that a municipality, within thirty (30) days of the notice, objects in writing to a proposal for reuse of a surplus school, the [Authority] Office of Central Services shall schedule and give not less than fourteen (14) days notice of a public hearing on the proposal. Said hearing shall be held in the municipality.

(n) **Approval Expiration.** The approval by resolution of the County Council of the sale, lease, or other disposition of County-owned property, shall be an authorization to the County Executive to act within two (2) years of the date of the resolution. The [authority] Office of Central Services shall extend to all properties enumerated in the disposition resolution irrespective of whether the County held title in a governmental or proprietary capacity or the property is impressed with a public trust. If the County Executive fails to act within two (2) years from the date of resolution, the County Council's approval to the County Executive of the sale, lease, or other disposition of County-owned property shall be deemed a disapproval.

\* \* \* \* \*

[p] **Hospital System.** This Section shall have no application to the disposition by lease or transfer without consideration of all or a portion of the Prince George's County Hospital System, consisting of the Prince George's General Hospital and Medical Center, the property formerly known as the Greater Laurel Beltsville Hospital, and the Bowie Health Center to Dimensions Health Corporation or University of Maryland Medical Systems.]

[q] (p) **Surplus Property Report.** The [Authority] Office of Central Services shall submit to the County Council on each first Friday of January an annual report of all properties approved as surplus during the previous calendar year.

\* \* \* \* \*

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

SECTION 3. BE IT FURTHER ENACTED that this Act shall take effect forty-five (45) 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.