





November 6, 2024

FISCAL AND POLICY NOTE

TO: Jennifer A. Jenkins
Council Administrator

Colette R. Gresham, Esq.
Deputy 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-107-2024 Landlord-Tenant – Emergency Evacuation Plans

CB-107-2024 (*sponsored by: Councilmember Oriadha*)

Assigned to the Committee of the Whole

AN ACT CONCERNING LANDLORD-TENANT - EMERGENCY EVACUATION PLANS - AGE RESTRICTED SENIOR HOUSING For the purpose of amending provisions of the Prince George's County Code requiring landlords to provide for emergency evacuation plans for age restricted senior housing; providing for compliance with certain codes; providing for the posting of the emergency evacuation plans in certain areas; providing for the placement of the emergency evacuation plans on-line; providing for the optional placement of a certain stickers on units identifying persons with physical disabilities; and generally regarding emergency evacuation plans in age restricted housing.

Fiscal Summary

Direct Impact:

Expenditures: Some additional expenditures required, likely not substantial.

Revenues: No revenue impact likely.

Indirect Impact:

Potentially favorable.

Legislative Summary:

CB-107-2024¹, introduced by Councilmember Oriadha the Council on October 22, 2024, and referred to the Committee of the Whole. CB-107-2024 would require landlords to provide emergency evaluation plans for age-restricted senior housing.

If enacted, CB-107-2024 would require:

- Landlords must post a publicly accessible emergency evacuation plan for age-restricted senior housing facilities.
- To provide the emergency evacuation plan online.
- The Prince George’s County Fire Department to make stickers available for residents with physical disabilities to place on their windows at their discretion.

Current Law/Background:

Under Section 13-153 of the County Code, any landlord operating three or more rental units in the same facility must have a 24-hour telephone number in case of an emergency affecting the health, safety, or welfare of any tenant or property.

While Maryland and Prince George’s County Law does not have any emergency preparedness laws directly associated with age-restricted senior housing, the State of Maryland requires assisted living communities to comply with the Life Safety Code, NFPA 101 through Md. Code Regs. 10.07.14.46.²

¹ [CB-107-2024](#)

² [Md. Code Regs. 10.07.14.46 - Emergency Preparedness | State Regulations | US Law | LII / Legal Information Institute \(cornell.edu\)](#)

Resource Personnel:

- Kathleen H, Canning, Legislative Officer
 - Tiffany Hannon, Chief of Staff, District 7
-

Discussion/Policy Analysis:

Provisions of CB-107-2024

If enacted, the proposed Bill would amend the Prince George’s County Code Subtitle 13 Housing and Property Standards, Section 3-153 by adding:

(d-1) Emergency Evacuation Plans - Age Restricted Senior Housing. Any landlord operating age restricted senior housing, as defined in Sec. 13-138(a)(2) of this Division, shall provide an emergency evacuation plan for the facility. The emergency evacuation plan shall be Maryland Life Safety Code 2018, adopted with amendments to the NFPA 101, Life Safety Code, 2018 compliant. The emergency evacuation plan shall be posted in the front office of the facility which is accessible to the public. The emergency evacuation plan shall be provided by the landlord on-line. The Prince George’s County Fire Department shall make available stickers for residents to place on their windows, at their discretion, to identify if persons in a unit have physical disabilities.

Fiscal Impact:

- *Direct Impact*

Enactment of CB-107-2024 may have a small adverse direct fiscal impact, as there may be some administrative costs associated with the enforcement of this Bill, to be carried out by the Department of Permitting, Inspections, and Enforcement. There are also some costs associated with stickers to be provided upon request by the Prince George’s County Fire Department. However, the amount is dependent on the number of age-restricted units.

- *Indirect Impact*

Enactment of CB-107-2024 may have a favorable indirect fiscal impact by requiring concrete emergency evacuation plans for the County’s largest vulnerable population. This will create additional safety measures and protections for seniors.

Questions for Committee Consideration:

1. How many age-restricted housing units are there in the County?

2. How will these measures be enforced by DPIE?
 3. Will additional staffing be required to carry out these provisions?
-

Effective Date:

CB-107-2024 shall be effective forty-five (45) calendar days after it becomes law.

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