

PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2026 Legislative Session

Reference No.: CR-005-2026

Draft No.: 2

Committee: PLANNING, HOUSING, AND ECONOMIC DEVELOPMENT

Date: 2/19/2026

Action: FAVORABLE WITH
AMENDMENTS

REPORT: Committee Vote: Favorable with Amendments, 5-0 (In favor: Council Members Blegay, Oriadha, Adams-Stafford, Dernoga, and Olson)

The Planning, Housing, and Economic Development (PHED) Committee met on February 19, 2026, to consider CR-005-2026. PHED Committee Director Rana Hightower summarized the purpose of the resolution and provided an overview of comments received regarding the legislation.

As presented on Tuesday, February 3, 2026, Draft-1 is for the purpose of the County Council promulgation of rules and regulations governing the implementation and administration of the Common Ownership Communities Program. This legislation was introduced last year as CR-085-2025 and passed out of the PHED Committee with amendments.

Ms. Miller-Whye, from the Budget and Policy Analysis Division of the County Council, stated that CR-005-2026 aims to establish rules and regulations for the Common Ownership Communities program. The Commission was created to ensure the proper establishment and operation of homeowners' associations, condominium associations, and cooperative housing units. It promotes public awareness and helps homeowners understand their rights and obligations when living in a common ownership community. The Commission is also responsible for assisting and overseeing the development of coordinated policies, programs, and services that support these communities. The establishment of this program is not expected to have any direct or indirect fiscal impact.

Vice Chair Oriadha explained that the proposed legislation was presented to the PHED Committee last year, and almost all recommended amendments were accepted. She also mentioned that communities across the County have real concerns about common ownership communities. There are concerns about access to information and the fees for obtaining it, as well as about individuals who do not live in the community serving on the boards of homeowners' associations, condominium associations, and cooperative housing units.

Council Member Adams-Stafford emphasized that this is a serious concern for many communities. She proposed an amendment requiring homeowners' associations, condominium associations, and cooperative housing units to notify residents in writing if reserve funds are going to be depleted. There have been issues in some of her communities when reserve funds are exhausted, affecting essential services such as snow removal, community pool maintenance, road improvements, and the installation of speed bumps.

Council Member Adams-Stafford suggested establishing a threshold for notifying residents when such expenditures are almost depleted.

PHED Committee Vice Chair Oriadha stated that program regulations could include a rule mandating notification and allowing the common ownership community to set the threshold for informing residents.

Ms. Owens, the County Council Liaison from the County Executive's Office, stated that the County Executive supports the resolution. She noted that the County Executive has inquired about the comments from the Office of Community Relations (OCR) on preemption and privacy. Additionally, the County Executive requested that the committee consider the amendments suggested by the OCR.

Ms. MaShawn Hall, Unit Chief of the Common Ownership Communities Division within the OCR, provided testimony regarding their comments and discussed written comments from two commissioners who serve on the Prince George's County Common Ownership Communities Commission.

Ms. Hall explained that OCR supports transparency and accountability to help build trust among homeowners' associations, condominium associations, and cooperative housing units. She explained that provisions in the proposed legislation may conflict with existing Maryland State law governing Common Ownership Communities. There is a concern about the operational, administrative, and procurement costs burdening communities. Ms. Hall also encouraged common ownership governance training to be required as part of the program regulations.

Ms. Hall emphasized that the Office of Community Relations (OCR) supports transparency and accountability to build trust in homeowners' associations, condominium associations, and cooperative housing units. She pointed out that certain provisions in the proposed legislation may conflict with existing Maryland state law governing Common Ownership Communities. Additionally, there are concerns about the operational, administrative, and procurement costs that these communities may face. Ms. Hall also recommended that the program regulations require common ownership communities to participate in governance training.

PHED Committee Vice Chair Oriadha agreed with OCR's comments on the need for governance training.

Council Member Dernoga suggested combining numbers one and three within the program regulations. There was a technical amendment to regulation number two to add the word "executed" to the reference and to remove the language regarding the listed sections.

Ms. Hall read the written testimony submitted from the Vice Chair, Commissioner, and Secretary of the Common Ownership Communities Commission.

Vice Chair Mr. Robert E. Nicholson submitted testimony requesting mandatory training requirements for board members, amending the timeline for requiring community managers to release documents, and reconsidering the penalties imposed if documents are not released within 48 hours.

Commissioner Ms. LaShauna Tillmon's written comments explained that the proposed regulations present significant legal and operational conflicts with existing State of Maryland statutory regulations regarding homeowners' associations, condominium associations, and cooperative housing units.

Council Member Adams-Stafford requested an amendment to add emergency preparedness training and resources as a component of the training requirements.

The committee voted 5-0 to add amendments to Attachment A of CR-005-2026. The amendments were as follows:

1. Combine the language under numbers 1 and 3.
2. Add the word “executed” in front of the word contract in number 2 and remove the section referencing the code.
3. Add language recommending the training from the County Executive's team and providing emergency preparedness training and resources.
4. Add language requiring an electronic or mail notification for the depletion of reserved funds, and the Commission shall set the reduction rate.
5. Add a technical amendment to delete all references to “property manager” and replace with “community manager”.

On motion of PHED Committee Vice-Chair Oriadha, seconded by PHED Committee Chair Blegay, the committee voted 5-0 in favor of CR-005-2026 with amendments.