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INTERGOVERNMENTAL AFFAIRS DIVISION

COUNTY AGENCY LEGISLATIVE COMMENT REQUEST FORM

Reviewing Agency: Office of Community Relations (OCR) – Commission on Common Ownership Communities

Bill/Resolution Number: CB-074-2026

Brief Summary of the Bill/Resolution:

Please provide a brief description of the bill in your own words and do not cut and paste the bill's purpose section.

Our current understanding is that this policy opens up new opportunities for homeowners, but we are also concerned about the potential impact on common ownership communities and their governance structures.

As these communities operate with shared responsibilities and guidelines, introducing accessory dwelling units could affect how rules are enforced and how resources are managed. We believe it's important to carefully consider these effects, as well as the implications for community cohesion and oversight.

Agency Impact:

Will this bill impact your Agency financially or operationally, or your Agency's mission?

☐ Yes ☐ No ☒ Undeterminable at this time

If yes, please select the appropriate impact: ☒ Positive Impact ☐ Negative Impact ☐ No Impact

Discussion of Impact:

Dear Chair Blegay,

As you know, the Prince George's County Council passed CB-049-2015 during the Council's 2015 session. This legislation established the County's Commission on Common Ownership Communities (CCOC). Pursuant to the County Code, one of the purposes of the commission is to assist and oversee the development of coordinated community and government policies, programs, and services which support Common Ownership Communities in Prince George's County. Additionally, pursuant to the County Code, the Commission shall advise the citizens of the County, the County Council, the County Executive, and County, State, and Federal agencies on matters involving common ownership communities, and recommend such programs, training, procedures, or legislation as it finds necessary.

As your commission, we want to provide the Council and specifically the Planning, Housing and Economic Development Committee (PHED) with our input on CB-074-2026. We know that the goal of this legislation is to bring the County's legislation regarding accessory dwelling units in line with current state requirements. Specifically, the Maryland General Assembly passed HB 1466 during its 2025 legislative session, which requires all counties in the state to align their rules and ordinances with the state by October 1, 2026. While, as a commission, we have concerns with the state legislation as passed, those concerns are not before this body today.

We know that there is a housing shortage not just in Prince George's County but throughout the Washington Metropolitan region. Most notably, the need and demand for affordable middle housing is at an all-time high. We must encourage the growth of a diverse housing stock in the County so that all of our residents can flourish and thrive. However, as the County's advocate for common ownership communities, we hope that an amendment could be adopted to the

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The legislation before the PHED Committee that is still in line with the state law that was passed to protect the establishment of ADUs in existing homeowner associations and condominium associations.

An amendment that protects our existing communities in the County and will require all future development to factor in the language that is before this Committee in its planning and development, we believe, is in the best interest of our constituents. This will ensure that in these existing communities, the physical infrastructure will continue to be adequate and that all new development will be supported with adequate infrastructure to support the increased density that accessory dwelling units would create.

We know that this is a growing trend not just in Maryland but across the Country. We want to work collaboratively with the Council on this matter and any other matters that affect common ownership communities. Therefore, we hope that you will adopt the proposed amendment. If there are any questions or concerns, please do not hesitate to reach out.

Fiscal Impact: /SB

Please provide an estimate of the financial impact. For example, will this bill require you to hire more staff, create a computer system, etc?

Undeterminable at this time.

Agency Position Recommendation:

☐ Support ☐ Oppose ☒ Support with Amendments ☐ No position.

Please specify any suggested amendments in the space below?

Additional Information:

Has your agency been contacted by the State Department of Legislative Services staff regarding this proposal?

☐ Yes ☒ No

If yes, please provide comments about the discussion.

Agency Contact:

MaShawn Hall; Unit Chief; Common Ownership Communities on behalf of the Commission on Common Ownership Communities (CCOC).