PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2026 Legislative Session

Reference No.:	CB-074-2026
Draft No.:	2
Committee:	PLANNING, HOUSING, AND ECONOMIC DEVELOPMENT
Date:	9/03/2026
Action:	FAVORABLE WITH AMENDMENTS

REPORT: Committee Vote: Favorable with Amendments, 3-0 (In favor: Committee Vice Chair Oriadha, Council Members Adams-Stafford, and Olson)

The Planning, Housing and Economic Development (PHED) Committee met on September 3, 2026, to consider CB-074-2026. On Tuesday, July 7, 2026, the County Council presented and referred Draft-1 of the bill to the PHED Committee. The bill amends the Zoning Ordinance to add a definition for accessory dwelling unit consistent with state law, designates zones that permit accessory dwelling units and establishes development regulations for the use.

The PHED Committee Director, Rana Hightower, provided a summary of the proposed legislation, including public comments and feedback from various agencies within Prince George's County. Approximately 15 citizens submitted emails supporting the proposed legislation. In addition, the City of Hyattsville, City of New Carrollton, City of Berwyn Heights, City of College Park all submitted letters supporting the legislation with various amendment recommendations. The Maryland Buildering Industry Association and the Prince George's County Association of Realtors submitted letters in support of the legislation. Ms. Hightower also explained that there was a proposed Draft 2 of the bill.

Council Member Adams-Stafford, and current Chair of the Accessory Dwelling Units Task Force, explained that she collaborated on this important project with the former task force chair, Ms. Ingrid Watson, who is now the President and CEO of the Economic Development Corporation (EDC). Since fully taking on her role as chair, Council Member Adams-Stafford explained she has worked diligently to gather public feedback and draft amendments to the legislation to meet key deadlines. She expressed her gratitude to the task force members and staff who played an essential role in preparing this legislation.

PHED Committee Vice Chair Oriadha also thanked Council Member Adams-Stafford for her work on the task force and the legislation, recognizing that it was a significant project that incorporated a variety of opinions on regulations for permitting accessory dwelling units.

Ms. Angel, the County Executive Liaison to the County Council, stated that the Administration submitted all its comments and supports the legislation. The Prince George's County Department of Public Works and Transportation had no comments on the bill, while the Prince George's County Department of Housing and Community Development expressed support for the bill. The Office of Community Relations also supports the bill, with some proposed amendments.

Ms. Katina Shoulars, Acting Deputy Director for Administration with the Planning Department, introduced Ms. Laura Tallerico, Associate General Counsel, and Ms. Natalia Rojas Gomez, Planner IV, to provide comments from the Planning Board on the proposed legislation. Ms. Tallerico noted that the Planning Board voted to support the legislation with amendments, which are as follows:

Page 2, line 23: Remove "not greater than 75% of the size of and" from the definition of ADUs since it is already mentioned in the standards for specific accessory use and structures in Section 27-5203(b)(19)(C).

Page 8, line 21: Replace "Critical Area" with "CBCA" for consistency with terminology used elsewhere.

Ms. Cheryl Cort from the Coalition for Smarter Growth testified in strong support of CB-074-2026. She emphasized that Accessory Dwelling Units (ADUs) are a sustainable and equitable housing option. She urged that the legislation avoid onerous restrictions, such as owner-occupancy mandates or complex requirements that increase costs. Ms. Cort explained that ADU construction is already expensive, and excessive regulations often make it nearly impossible to build or finance. She advocates for simple, matter-of-right permissions.

Ms. Ileana Schinder, an architect and author of "Housing for Humans," also expressed support for the legislation. She spoke against owner-occupancy requirements and restrictions on short-term rentals, recommending that ADUs be treated like any other housing type without added burdens. Schindler offers technical expertise in service fees, water and waste connections, power, fire protection, and lot coverage.

Ms. Stephanie Ireland, Vice Chair of the Prince George's County Association of Realtors Legislative Committee—which represents 3,200 REALTORS—spoke in favor of CB-074-2026. She explained that ADUs provides a responsible expansion of housing options. Ms. Ireland cited statewide data showing that Maryland needs 590,000 new housing units and is losing 40,000 residents annually due to high housing costs. She noted that ADUs can expand housing availability without the need for new land development. Additionally, she highlighted benefits such as enabling aging in place, providing disability-supportive housing, and offering starter homes for young adults. Ms. Ireland supports the bill's limits and safety provisions as balanced and requested a favorable vote on the bill.

Ms. Miriam Bader, Director of Planning and Community Development for College Park, testified in favor of the legislation, emphasizing the unique situation of being home to the University of Maryland. She stated that College Park does not need more satellite fraternity houses or "party houses," so it's important to implement safeguards. While they are not opposed to accessory dwelling units, there must be reasonable measures to prevent negative impacts.

Bader confirmed that many concerns outlined in their letter had been addressed, thanks to the efforts of Council Members Olson and Dernoga. She highlighted the following concerns that have been resolved:

1. Safety and habitability standards.

2. Individual sales.
3. Short-term rentals (Council Member Dernoga' s bill).
4. Environmental requirements (Council Member Dernoga' s bill).
5. Detached dwelling units are restricted to one per lot.
6. Pathway to legalization (Council Member Olson's amendment).
7. Enhanced enforcement.
8. Owner occupancy (Council Member Dernoga' s bill).

Vice Chair Oriadha asked why accessory dwelling units were permitted in every zone. She asked was the law silent permitting accessory dwelling units in zones that traditionally do not permit single family detached dwellings. Ms. Tallarico highlighted that state policy encourages the creation of accessory dwelling units (ADUs) on properties with a single-family detached dwelling. This aims to meet Maryland's housing needs and applies to any such property without zoning restrictions. Our planning experts and attorneys have reviewed the language and confirmed that the law applies to all single-family detached homes. Ms. Parris noted that prohibiting ADUs could lead to legal challenges, especially for long-term homeowners in commercial zones. The task force aimed to align local regulations with state law to prevent inconsistencies.

Council Member Adams-Stanford asked staff to address setback concerns raised by Ms. Bader. Ms. McNeil clarified that ADUs must comply with existing side and rear yard setback regulations. However, if the fire department identifies safety issues, adjustments may be needed, which could involve repositioning the unit or attaching it to the main house.

Council Vice Chair Olson discussed all the amendments listed below and the committee voted on each amendment 3-0 favorably separately. The amendments are as follows listed by the sponsor:

Council Vice Chair Olson's Amendments

Amendment No. 1
(Occupancy limits.)

On page 8, after line 18, in Section 27-5203(b) (19)(F) insert: "Notwithstanding the definition of family in Section 27-2500, the maximum occupancy within the Accessory Dwelling Unit shall be four persons.

If any portion of the principal dwelling unit is rented the maximum occupancy in the Accessory Dwelling Unit shall be reduced by the number of persons renting in the principal dwelling."

Amendment No. 2
(Accessory Dwelling Uses Constructed Prior to the Effective Date of This Act.)

On page 8, after line 18, in Section 27-5203(b) (19)(F) insert: "All accessory dwelling units constructed without a permit prior to the effective date of this Act shall begin compliance with the provisions of this Act by contacting and working with the Department of Permitting, Inspections, and Enforcement (DPIE) within ninety days of the Act's effective date."

"All previously unpermitted Accessory Dwelling Units shall meet all applicable provisions of this Act."

Amendment No. 3

On page 8, in line 19, strike "(F)" and substitute "(G)."

Council Member Dernoga' s Amendments

Amendment No. 1
(CBCAO Conditions Extended to LDO Zone)

On page 8, strike lines 19 through 20, and substitute: "(F) Within the RCO zone and the LDO zone of the Chesapeake Bay Critical Area Overlay (CBCAO) Zone, accessory dwelling units are subject to the following additional requirements:".

Amendment No. 2
(Countywide 900 Square Foot Lot Coverage Increment)

On page 8, strike lines 27 through 30, and substitute: "(iii) The construction of an accessory dwelling unit, together with any associated walkways, patios, driveways, or other impervious surfaces constructed to serve it, shall not increase the lot coverage of the lot by more than 900 square feet. Within the CBCAO Zone, lot coverage shall be calculated as defined in Subtitle 5B of the County Code."

County staff Amendments:

Amendment No. 1
On page 1, lines 9 and 18 add Section 27-61202

Amendment No. 2
On page 2, lines 21 through 22 add as permitted by state law

Amendment No. 3

On line 25, add square footage behind the word size

Amendment No. 4

On pages 2, 4, 5, 6, 7, 8, 9 and 10 capitalize the words Dwelling Unit for the title Accessory Dwelling Unit

Amendment No. 5

On page 8, lines 19 through 20 add (F) The principal single-family detached dwelling or Accessory Dwelling Unit must be owner-occupied.

Amendment No. 6

Lines 21 through 22 add (G) Accessory uses and structures in accordance with Section 27-5201 of this Subtitle are prohibited.

Amendment No. 7

Lines 23 through 24 add (H) Variances for Accessory Dwelling Units are prohibited in accordance with Section 27-3613 of this Subtitle.

Amendment No. 8

On line 25 remove the [F] and replace with I

Amendment No. 9

On page 9, lines 12 through 13, under Section 27-61202 for Neighborhood Compatibility Applicability Standards add (E) Accessory Dwelling Units are exempt from Neighborhood Compatibility Standards unless an area master plan or sector plan requires the standards.

Amendment No. 10

Add under Editor's Note

Chapter 197 of the 2025 Laws of Maryland, HB 1466 – Land Use and Real Property – Accessory Dwelling Units - Requirements and Prohibitions Act of 2025 homeowners' associations cannot prohibit Accessory Dwelling Units.

On motion of Council Member Olson, seconded by Vice Chair Oriadha, the PHED Committee voted 3-0 in favor of CB-074-2026 (DR-2).