September 18, 2026

FISCAL AND POLICY NOTE

TO: Planning, Housing, and Economic Development Committee (PHED)

THRU: Rana Hightower, Committee Director
Planning, Housing, and Economic Development Committee (PHED)

FROM: Shalene Miller-Whye
Legislative Budget and Policy Analyst

RE: Policy Analysis and Fiscal Impact Statement
CB-115-2026 Rental Housing – Expedited Health and Safety Enforcement

CB-115-2026 (*Proposed by:* Council Member Hunter)

Assigned to the Planning, Housing, and Economic Development Committee (PHED)

AN ACT CONCERNING RENTAL HOUSING - EXPEDITED HEALTH AND SAFETY ENFORCEMENT, for the purpose of providing for landlord obligations regarding a unit that is unsafe for occupancy; providing a clear and accelerated process for addressing serious housing conditions; providing for the landlord to provide notification and information in response to health safety issues; providing that relevant County agencies shall prioritize the most urgent cases, and unsafe conditions; providing that relevant County agencies shall provide certain enforcement procedures and certain reports and in certain circumstances be subject to Council oversight hearings and budget review; and generally regarding rental housing expedited health and safety enforcement.

Fiscal Summary

Direct Impact

Expenditures: Expected administrative costs to the Department of Permitting, Inspections and Enforcement (DPIE) and the Office of Homeland Security (OHS) will likely have a slightly adverse fiscal impact.

Revenues: No anticipated impact on revenues.

Indirect Impact

Likely Favorable.

Legislative Summary:

CB-115-2026[1], proposed by Council Member Hunter, would establish accelerated and transparent enforcement procedures for serious housing-related health and safety violations. The bill focuses on:

- Clear landlord obligations for rental units deemed unsafe for occupancy
- Health and safety complaint response standards from the Office of Homeland Security (OHS)
- Notification requirements for tenants
- Enforcement and reporting requirements for relevant County agencies

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Current Law/Background:

Section 13-153 establishes the core responsibilities of landlords regarding the maintenance, safety, and management of rental properties. Landlords must ensure that dwelling units and the surrounding property remain in compliance with all applicable federal, state, county, and local laws governing construction, maintenance, and appearance. They are required to maintain all facilities and common areas provided with the dwelling unit. Landlords may issue written rules governing the use of the property, but those rules must be reasonable, consistent with the lease, and compliant with relevant laws. Tenants must receive written notice of any changes to these rules.[2]

Resource Personnel:

- Kathy Canning, Legislative Officer
- Briana J. Young, Chief of Staff

Discussion/Policy Analysis:

[1] CB-115-2026

[2] DIVISION 3. - LANDLORD-TENANT REGULATIONS. | Code of Ordinances | Prince George's County, MD | Municode Library

This bill will require the following:

- The Office of Homeland Security to determine when a violation exists and impose any penalties.
- Add section (i) to establish expedited health and safety enforcement to:
    - Obligate landlords to render expedited health and safety procedures for a unit that is unsafe for occupancy, to be received at the signing of a lease and at the time of a complaint related to health and safety issues.
    - For a clear and accelerated process to be established for investigating serious housing conditions, including transparent responses and escalation standards for verified health and safety complaints.
    - Require that tenants be notified at every part of the process.
    - Require landlords to inform tenants regarding what to expect
    - Require responsible County agencies to prioritize the most urgent cases and unsafe conditions and to establish enforcement procedures and submit periodic implementation reports.

Currently, in the 311 system lists a projected 180-day response time for private property-related concerns. There is not a clear distinction on how more serious concerns are handled. This legislation will allow those procedures to be established.

Fiscal Impact:

- *Direct Impact*

Enactment of CB-115-2026 would likely have an immediate, modest adverse fiscal impact on the County. Implementation of this bill may require additional enforcement measures by the Office of Homeland Security to ensure that an expedited process is established for serious health and safety violations.

- *Indirect Impact*

Enactment of CB-115-2026 may have a favorable indirect impact by providing residents experiencing health and safety concerns within their home, outlined procedures and expeditated support from the proper parties

- *Appropriated in the Current Fiscal Year Budget*

No.

Policy Implementation Resource/Project Timeline:

Implementation of CB-115-2026 will require coordinated action from multiple County agencies, including DPIE and OHS. This will require an update of internal response standards, tenant notification templates, as well as a reporting format related to complaints and enforcement actions. This will also require landlord training and outreach to ensure they are up to date with the law.

Effective Date of Proposed Legislation:

The proposed bill 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 reach out to me via phone or email.