PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2026 Legislative Session

Reference No.:	CB-113-2026
Draft No.:	2
Committee:	PLANNING, HOUSING, AND ECONOMIC DEVELOPMENT
Date:	9/21/2026
Action:	FAVORABLE WITH AMENDMENTS

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

On Tuesday, September 8, 2026, the Planning, Housing and Economic Development (PHED) Committee convened to discuss CB-113-2026. On Monday, September 21, 2026, the County Council presented and referred to the PHED Committee. Draft #1 of the bill requires landlords to give tenants a plain language notice of relocation rights and directs County agencies to enforce these requirements and report regularly to the Council. Agencies that do not comply must submit corrective plans and may face oversight.

The PHED Committee Director, Rana Hightower, provided a summary of the proposed legislation, including feedback from various agencies within Prince George's County.

Council Member Hunter the bill sponsor spoke in support of the need to notify rental housing tenant relocation rights disclosure for the purpose of requiring landlords to provide tenants with a plain-language notice of relocation and related tenant rights at the signing of the lease and when serious health or safety violations are identified.

Ms. Rebekah Hyde, Budget and Policy Intern, prepared a fiscal and policy statement on the legislation. The direct fiscal impact is negligible and can be absorbed within existing agency resources. Initial activities could include drafting and legal review of notice, development of enforcement procedures, coordination among departments, and updates to public-facing materials. Translation and accessible format preparation could create additional costs if those services are required.

Recurring responsibilities could include maintaining the notice, answering implementation questions, reviewing compliance, compiling reports, and preparing corrective-action plans when necessary. Existing compliant and inspection systems may reduce these costs if they already capture the required information. If agencies must add data fields, reconcile separate systems, or manually compile reports, the workload could exceed routine workload and consequently lead to a slightly higher labor cost until the changes are reconciled.

The indirect fiscal impact could be landlords may incur minor administrative costs for notice distribution and record retention. Enhanced tenant awareness may produce a short-term increase in agency inspection requests and relocation enforcement actions, increasing staff workload while mitigating long-term county emergency housing assistance costs.

The Planning Department staff did not have comments on the legislation.

The Apartment and Office Building Association of Metropolitan Washington (AOBA) submitted a letter of support for CB-113-2026 with amendments. Mr. Aaron Kraut, Vice President of Government Affairs for ABOA also testified regarding the comments submitted.

Ms. Canning, Legislative Attorney, discussed the amendments to the bill. The amendments are as follows:

On page 1, lines 5 through 6 delete the words "requiring agencies not meeting requirements to submit a certain correction action plan; providing for County Council oversight under certain conditions;"

On page 2, lines 3 through 4, delete the words "Department means the Department of Permitting, Inspections and Enforcement."

Lines 5 and 8 renumber the language.

Page 3, line 6, delete the word "Department" and add "Office of Homeland Security"

On page 4, lines 29 through 31, and page 5, lines 1 through 2, beginning on page four, delete the words "landlord", "provide tenants with a", and "related".

The revised language would read: The Department of Housing and Community Development (DHCD) shall establish a standard plain-language notice of relocation and tenant rights at the signing of the lease and when the Office of Homeland Security deems there to be serious health or safety violations are identified in the County Code.

On page 5 line 3 delete "County agencies."

Lines 4 through 8 revise the language to read: "The Office of Homeland Security shall establish enforcement procedures and submit annual reports to the County Council by December 31, which include complaint volume, inspections, notices, determinations, enforcement actions and response-time metrics to measure compliance and identify gaps in tenant protection."

Lines 9 through 11, delete "(B) County agencies that do not meet these specified requirements will be required to submit a corrective-action plan and may be subject to Council oversight hearings and budget review."

On motion of PHED Committee Vice Chair Oriadha, seconded by Council Member Olson the PHED Committee voted 5-0 favorably on the amendments to the bill.

Next, on motion of PHED Committee Vice Chair Oriadha, seconded by Council Member Olson the PHED Committee voted 5-0 favorably on CB-113-2026 with amendments.