PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2026 Legislative Session

Reference No.:	CB-115-2026
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-115-2026. On Monday, September 21, 2026, the County Council presented and referred to the PHED Committee. Draft #1 of the bill requires landlords to address unsafe housing conditions promptly and establishes a faster, transparent process for investigating serious violations. Tenants must be notified throughout the process. County agencies must enforce the standards, report regularly to the Council on key metrics, and submit corrective plans if they fail to meet requirements.

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, emphasized the importance of establishing a clear and expedited process for investigating serious housing conditions. This process should include transparent response and escalation standards for verified health and safety complaints, particularly in cases where a landlord fails to resolve significant violations within a specified timeframe. It is essential for tenants to be informed at every stage of the process.

Ms. Shalene Miller-Whye, Legislative Budget and Policy Analyst, prepared a fiscal and policy statement on the legislation. The direct fiscal impact 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.

The indirect impact would be favorable by providing residents experiencing health and safety concerns within their home, outlined procedures and expeditated support from the proper parties.

The Apartment and Office Building Association of Metropolitan Washington (AOBA) submitted a letter of support for CB-115-2026 with amendments. Mr. Aaron Kraut, Vice President of Government Affairs for ABOA also testified regarding the comments submitted. He requested information on what is required and timelines for the legislation.

Ms. Belinda Queen testified in support of the legislation.

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

Page 1, lines 8 through 9, remove "and in certain circumstances be subject to Council oversight hearings and budget review;"

Page 4, lines 30 through 31 and page 5 line1, add "Tenants shall receive information at the signing of a lease and at the time the Office of Homeland Security deems there to be a need for expedited health and safety enforcement."

On page 5, line 1, delete the words "of a complaint regarding how to respond to health and safety issues."

Line 3, delete the words "be obligated to"

Line 6, renumber number "2" to number "3" and delete the words "There shall be"

Lines 7 through 9, delete the phrase "serious housing conditions that is transparent in response and escalation standards for verified health and safety complaints, including when a landlord does not timely correct serious violations within a set period."

The revised language would read as follows:

"(2) The Office of Homeland Security shall establish procedures to determine when a unit is unsafe for occupancy and timelines for expedited health and safety procedures.

(3) The Office of Homeland Security shall establish a clear and accelerated process for investigating expedited health and safety enforcement violation that is transparent in response and escalation standards for verified health and safety complaints."

Lines 18 through 20 deleted the sentence "County agencies shall prioritize] The Office of Homeland Security shall establish procedures to identify the most urgent cases and unsafe conditions that shall receive consistent and accountable enforcement."

Line 21 delete the words "Relevant County agencies"

Line 22, delete the words "periodic implementation"

Line 23 add the date "December 31"

Lines 25 through 27 delete the sentence "County agencies that do not meet these requirements shall 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-115-2026 with amendments.