PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2026 Legislative Session

Reference No.:	CB-114-2026
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-114-2026. On Monday, September 21, 2026, the County Council presented and referred to the PHED Committee. Draft #1 of the bill requires the Department of Housing and Community Development (DHCD), the Department of Permitting, Inspections and Enforcement (DPIE), the Office of Community Relations (OCR), and the Office of Homeland Security (OHS) to prepare and distribute a centralized, plain-language, multilingual tenant rights resource guide to improve access to information to the public about landlord-tenant relations.

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 for a centralized multilingual tenants' rights resource guide. The guidebook will enable tenants to access information on housing code protections, complaint procedures, inspection processes and other landlord-tenant information.

Mr. Caleb Callender, Legislative Budget and Policy Analysts, prepared a fiscal and policy statement on the legislation. The direct fiscal impact of enactment of CB-114-2026 would likely have an immediate, modest adverse fiscal impact on the County. Implementation of the proposed program is expected to result in additional administrative costs for the requisite agencies. These costs may include expenses associated with translation services to develop and provide a multilingual tenant rights resource guide. While the proposed legislation does not clarify if the resource materials need to be printed, the costs of printing and distributing them could impose an additional financial burden on the County.

The indirect fiscal impact may be favorable by providing residents with more accessibility to housing standards. This will ensure residents are more knowledgeable about regulations between landlords and tenants, granting them more empowerment in a system where the landlord typically holds the upper hand.

The Apartment and Office Building Association of Metropolitan Washington (AOBA) submitted a letter of support for CB-114-2026 with amendments. Mr. Aaron Kraut, Vice President of Government Affairs for ABOA also testified regarding the comments submitted.

Ms. Nancy Phisner testified in support of the legislation.

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

On page 1, revise the purpose clause and Section 13-147.3 Information and Enforcement to remove the "Department of Permitting, Inspections and Enforcement."

On page 2, add the "Office of Homeland Security"

Also make technical amendments to the language under the informational requirements and add language required the resource guide to be translated into different languages.

On page 3, add language requiring the implementation date for the preparation and distribution of the resource guide to be nine months from the enactment of the bill.

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 PHED Committee Chair Blegay the PHED Committee voted 5-0 favorably on CB-114-2026 with amendments.