

HOUSE BILL 384

L2

4lr0873

By: **Prince George's County Delegation**

Introduced and read first time: January 17, 2024

Assigned to: Environment and Transportation

A BILL ENTITLED

1 AN ACT concerning

2 **Prince George's County – Business Improvement Districts – Sale of Commercial**
3 **Property**

4 **PG 403–24**

5 FOR the purpose of requiring the Prince George's County Department of Housing and
6 Community Development to notify and consider comments from the board of
7 directors of a certain business improvement district corporation before the sale of
8 certain commercial property; providing that a certain district corporation has the
9 preemptive right to the purchase of certain commercial property under certain
10 circumstances; and generally relating to the sale of commercial property in Prince
11 George's County.

12 BY repealing and reenacting, without amendments,
13 Article – Land Use
14 Section 25–101
15 Annotated Code of Maryland
16 (2012 Volume and 2023 Supplement)

17 BY adding to
18 Article – Land Use
19 Section 25–404
20 Annotated Code of Maryland
21 (2012 Volume and 2023 Supplement)

22 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
23 That the Laws of Maryland read as follows:

24 **Article – Land Use**

25 25–101.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 This title applies only in Prince George’s County.

2 **25-404.**

3 **(A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS**
4 **INDICATED.**

5 **(2) “BUSINESS IMPROVEMENT DISTRICT” MEANS A BUSINESS**
6 **IMPROVEMENT DISTRICT ESTABLISHED UNDER TITLE 12, SUBTITLE 4 OF THE**
7 **ECONOMIC DEVELOPMENT ARTICLE.**

8 **(3) “COMMERCIAL PROPERTY” MEANS IMPROVED OR UNIMPROVED**
9 **REAL PROPERTY ZONED FOR COMMERCIAL, INDUSTRIAL, OR NONRESIDENTIAL USE**
10 **BY THE LOCAL ZONING AUTHORITY OF THE COUNTY OR MUNICIPALITY IN WHICH**
11 **THE PROPERTY IS LOCATED.**

12 **(4) “DISTRICT CORPORATION” MEANS A BUSINESS IMPROVEMENT**
13 **DISTRICT CORPORATION FORMED IN ACCORDANCE WITH TITLE 12, SUBTITLE 4 OF**
14 **THE ECONOMIC DEVELOPMENT ARTICLE.**

15 **(B) (1) BEFORE THE SALE OF A COMMERCIAL PROPERTY IN A BUSINESS**
16 **IMPROVEMENT DISTRICT, THE PRINCE GEORGE’S COUNTY DEPARTMENT OF**
17 **HOUSING AND COMMUNITY DEVELOPMENT SHALL NOTIFY AND CONSIDER ANY**
18 **COMMENTS FROM THE BOARD OF DIRECTORS OF THE DISTRICT CORPORATION.**

19 **(2) THE DISTRICT CORPORATION:**

20 **(I) SHALL HAVE A PREEMPTIVE RIGHT TO THE PURCHASE OF**
21 **THE COMMERCIAL PROPERTY; AND**

22 **(II) MAY TRANSFER THE PREEMPTIVE RIGHT TO ANOTHER**
23 **PARTY.**

24 **(3) THE PURCHASE PRICE FOR THE COMMERCIAL PROPERTY SHALL**
25 **BE THE FAIR MARKET VALUE OF THE PROPERTY, AS AGREED ON BETWEEN THE**
26 **PARTIES.**

27 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
28 October 1, 2024.