

**Department of Fiscal Services**  
Maryland General Assembly

**FISCAL NOTE**

Senate Bill 252 (Senator Lawlah)  
Judicial Proceedings

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**Prince George's County - Nuisance Abatement and Local Code Enforcement -  
Community Associations - Enforcement Authority**

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This bill allows “community associations” to seek injunctive and other relief in the circuit court from a qualifying “nuisance” in Prince George’s County. “Nuisance” means an act or condition knowingly created, performed, or maintained on private property that constitutes a local code violation. The condition must significantly affect other residents, diminish the value of neighboring property, and create a public health, safety, or welfare hazard or obstruct the reasonable use of other property. An action may not be brought until 60 days after the community association notifies the local enforcement agency. Similarly, an action may not be brought until 60 days after the tenant and owner receive notice from the association that a nuisance exists and that legal action may be taken. Political subdivisions of the State or their agencies are not subject to any actions taken by community associations.

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**Fiscal Summary**

**State Effect:** None. The increase in the number of cases heard in the Prince George’s County circuit court is not expected to require the hiring of additional judges. Accordingly, State finances would not be directly affected.

**Local Effect:** Allowing community associations to seek relief in circuit court from nuisances in Prince George’s County would not directly affect county finances. It is expected that any increase in the number of cases heard in the Prince George’s County circuit court could be handled with the court’s existing resources. Similarly, any increase in fine revenues would be minimal.

**Small Business Effect:** None. The bill would not directly affect small businesses.

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**Information Source(s):** Judiciary (Administrative Office of the Courts), Prince George’s

County, Department of Fiscal Services

**Fiscal Note History:** First Reader - February 28, 1997

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