

Department of Legislative Services
Maryland General Assembly
2000 Session

FISCAL NOTE

House Bill 695 (Prince George's County Delegation and Montgomery County Delegation)

Commerce and Government Matters

**Maryland-Washington Regional District - Prince George's County -
Zoning Text Amendments
(PG/MC 7-00)**

This bill requires the District Council of Prince George's County, before it adopts a zoning text amendment that affects property within the boundaries of a municipal corporation, to hold a public hearing, provide public notice of the hearing, and refer the proposed amendment to the governing body of the municipal corporation. If a municipality fails to respond in 60 days, the zoning text amendment is considered approved. If a municipality is opposed to the amendment, a two-thirds vote by the district council would be necessary to adopt the amendment.

Fiscal Summary

State Effect: None.

Local Effect: Requiring the district council to hold hearings on zoning text amendments will have no fiscal impact because it is already required under county law to hold public hearings for those amendments. Requiring the district council to refer zoning text amendments to municipal governments for approval could delay the adoption of text amendments by up to 60 days. However, this is not expected to materially affect county finances. Municipal governments could review zoning text amendments with existing resources.

Small Business Effect: Potential meaningful. If the bill results in a delay in the adoption of a zoning text amendment, there may be a significant impact on a small business to the extent that the delay increases the cost of financing for a project or causes a project to lose its financing entirely.

Analysis

Current Law: County law requires the district council to hold hearings on zoning text amendments. The district council is not required to refer zoning text amendments to municipal governments for approval; however, the district council is required to refer zoning map amendments, special exceptions, and optional parking plans to municipal governments.

Additional Information

Prior Introductions: HB 616 of 1999 was referred to the House Commerce and Government Matters Committee. The bill was withdrawn.

Cross File: None.

Information Source(s): Maryland-National Capital Park and Planning Commission, Prince George's County, Department of Legislative Services

Fiscal Note History: First Reader - March 12, 2000
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