

# HOUSE BILL 1026

L2, L5

3lr1808

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

Introduced and read first time: February 10, 2023

Assigned to: Environment and Transportation

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## A BILL ENTITLED

1 AN ACT concerning

2 **Prince George's County – Land Use – Development of Neglected Property**

3 **PG 406–23**

4 FOR the purpose of authorizing Prince George's County to exercise powers of eminent  
5 domain to acquire and develop or redevelop certain neglected property located in the  
6 county that has been designated as a transit-oriented development and is located  
7 within a business development district; and generally relating to eminent domain in  
8 Prince George's County.

9 BY repealing and reenacting, without amendments,  
10 Article – Land Use  
11 Section 25–101  
12 Annotated Code of Maryland  
13 (2012 Volume and 2022 Supplement)

14 BY adding to  
15 Article – Land Use  
16 Section 25–403  
17 Annotated Code of Maryland  
18 (2012 Volume and 2022 Supplement)

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

21 **Article – Land Use**

22 25–101.

23 This title applies only in Prince George's County.

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 **25-403.**

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

4 (2) "BUSINESS IMPROVEMENT DISTRICT" MEANS A BUSINESS  
5 IMPROVEMENT DISTRICT ESTABLISHED UNDER TITLE 12, SUBTITLE 4 OF THE  
6 ECONOMIC DEVELOPMENT ARTICLE IN THE COUNTY.

7 (3) "NEGLECTED PROPERTY" MEANS IMPROVED OR UNIMPROVED  
8 REAL PROPERTY THAT:

9 (I) IS ZONED FOR COMMERCIAL, INDUSTRIAL, OR  
10 NONRESIDENTIAL USE BY THE DISTRICT COUNCIL; AND

11 (II) HAS BEEN ABANDONED, BLIGHTED, OR CONDEMNED.

12 (4) "TRANSIT-ORIENTED DEVELOPMENT" HAS THE MEANING STATED  
13 IN § 7-101 OF THE TRANSPORTATION ARTICLE.

14 (B) THE COUNTY MAY EXERCISE THE POWER OF EMINENT DOMAIN ON  
15 NEGLECTED PROPERTY IN AN AREA THAT:

16 (1) HAS BEEN DESIGNATED AS A TRANSIT-ORIENTED DEVELOPMENT;  
17 AND

18 (2) IS LOCATED IN A BUSINESS DEVELOPMENT DISTRICT.

19 (C) NEGLECTED PROPERTY OBTAINED UNDER THIS SECTION IS INTENDED  
20 TO BE DEVELOPED OR REDEVELOPED FOR AN ECONOMIC DEVELOPMENT PURPOSE  
21 IN THE COUNTY.

22 (D) LAND OR PROPERTY TAKEN BY THE COUNTY THROUGH THE EXERCISE  
23 OF EMINENT DOMAIN UNDER THIS SECTION MAY NOT BE TAKEN WITHOUT JUST  
24 COMPENSATION, AS AGREED ON BETWEEN THE PARTIES, OR AWARDED BY A JURY,  
25 BEING FIRST PAID OR TENDERED TO THE PARTY ENTITLED TO THE COMPENSATION,  
26 IN ACCORDANCE WITH TITLE 12 OF THE REAL PROPERTY ARTICLE.

27 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
28 October 1, 2023.