

SENATE BILL 832

L3, L5, L6

5lr2176

By: **Senator Charles**

Introduced and read first time: January 28, 2025

Assigned to: Education, Energy, and the Environment

A BILL ENTITLED

1 AN ACT concerning

2 **Prince George’s County – District Council Zoning Laws – Override by Municipal**
3 **Corporation**

4 FOR the purpose of authorizing a municipal corporation in Prince George’s County that is
5 in the regional district to override certain laws made by the district council under
6 certain circumstances and by a majority vote of the governing body of the municipal
7 corporation; and generally relating to zoning laws in Prince George’s County.

8 BY repealing and reenacting, without amendments,

9 Article – Land Use

10 Section 14–101(a) and (q)

11 Annotated Code of Maryland

12 (2012 Volume and 2024 Supplement)

13 BY repealing and reenacting, with amendments,

14 Article – Land Use

15 Section 20–709 and 22–119(a)

16 Annotated Code of Maryland

17 (2012 Volume and 2024 Supplement)

18 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,

19 That the Laws of Maryland read as follows:

20 **Article – Land Use**

21 14–101.

22 (a) In this division the following words have the meanings indicated.

23 (q) (1) “Zoning law” means the legislative implementation of regulations for
24 zoning by a local jurisdiction.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 (2) "Zoning law" includes a zoning ordinance, zoning regulation, zoning
2 code, and any similar legislative action to implement zoning controls in a local jurisdiction.

3 20-709.

4 (A) [A] SUBJECT TO SUBSECTION (B) OF THIS SECTION, A municipal
5 corporation in Prince George's County that is in the regional district may not exercise any
6 powers relating to planning, subdivision control, or zoning not granted to the municipal
7 corporation by the district council under § 25-303 of this article.

8 (B) (1) A MUNICIPAL CORPORATION IN PRINCE GEORGE'S COUNTY THAT
9 IS IN THE REGIONAL DISTRICT MAY OVERRIDE A ZONING LAW MADE BY THE
10 DISTRICT COUNCIL IF THE ZONING LAW AFFECTS LAND WITHIN THE JURISDICTION
11 OF THE MUNICIPAL CORPORATION.

12 (2) AN ACTION BY A MUNICIPAL CORPORATION UNDER THIS
13 SUBSECTION SHALL BE BY A MAJORITY VOTE OF THE MEMBERS OF THE GOVERNING
14 BODY OF THE MUNICIPAL CORPORATION.

15 22-119.

16 (a) (1) Except as provided in paragraphs (2) and (3) of this subsection AND
17 SUBJECT TO § 20-709(B) OF THIS DIVISION, within the regional district, the zoning
18 powers vested by Division I of this article in a municipal corporation or the council of a
19 municipal corporation within the regional district shall be construed to be vested
20 exclusively in the appropriate district council.

21 (2) A municipal corporation in Prince George's County has concurrent
22 jurisdiction with Prince George's County to enforce zoning laws in the boundaries of the
23 municipal corporation.

24 (3) The power to enforce zoning laws for the City of Takoma Park and the
25 Town of Kensington is as provided in §§ 24-201 and 24-202 of this article, respectively.

26 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
27 October 1, 2025.