



THE PRINCE GEORGE'S COUNTY GOVERNMENT

(301) 952-3700
County Council

February 25, 2025

POSITION STATEMENT

HB1470/MC/PG 113-25- Prince George's County - Chesapeake and Atlantic Coastal Bays Critical Area Protection Program - Cutting or Clearing

This bill establishes that a person who in good faith purchases property in the Critical Area in Prince George's County may not be held liable for the cutting or clearing of trees by previous owners or users of the property. The bill also requires the Critical Area Commission (CAC) to adopt regulations authorizing a person to appeal an action brought by the CAC chair, a local jurisdiction, or the Attorney General (1) for cutting or clearing trees within the Critical Area in violation of an approved local critical area program or commission regulations or (2) to restrain a planned violation.

The Prince George's County recognizes the inequity in holding a bona fide owner of a property liable for the wrongful acts by a previous owner, in this case the cutting down of trees in the CAC in violation of an approved local critical area program or ordinance. A good faith purchaser should not be held liable for such acts committed by the previous owner, whether intentional or not.

For these reasons, the Prince George's County Council supports MC/PG 113-25; HB1470 and urges a FAVORABLE vote.

Prepared by: The Bellamy Genn Group, LLC on behalf of Prince George's County Council

County Administration Building – Upper Marlboro, Maryland 20772