AN ACT concerning
Property Standards Enforcement on Nonresidential Property in Prince George’s County.
For the purpose of increasing the authority of the Administrative Hearing Unit of the Department of Permitting, Inspections, and Enforcement (DPIE) to enforce property standards and maintenance violations on nonresidential property in Prince George’s County.
BY repealing and reenacting with amendments:

SUBTITLE 13. HOUSING AND PROPERTY STANDARDS.

Sections 13-245, 13-246, 13-1133,
The Prince George's County Code

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, that Sections 13-245, 13-246, and 13-1133 of the Prince George's County Code be and the same are hereby repealed and reenacted with the following amendments:

SUBTITLE 13. HOUSING AND PROPERTY STANDARDS.

DIVISION 7. PROPERTY STANDARDS AND MAINTENANCE.

Sec. 13-245. – Appeals of Notice of Violation.

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Sec. 13-246. - Enforcement and penalty.

(a) In the event that an owner does not comply with the remedial action set forth in a notice of violation within the time period provided (including any period allowed by appeal), and upon verification by the Director or the Director's designee that the violation still exists, the Director
or the Director's designee may issue upon the responsible parties

(i) a civil citation pursuant to Subtitle 28, Division 3, of this Code and, for properties
subject to foreclosure, the Director shall issue upon the responsible parties a civil citation
pursuant to Subtitle 28, Division 3, of this Code or

(ii) an administrative citation pursuant to Division 15, Subdivision 1 of this Subtitle. The
administrative citation shall be adjudicated in accordance with the provisions of that Subdivision.

(b) The responsible person as defined in Section 13-232 issued the civil or administrative
citation shall be subject to a monetary fine of One Thousand Dollars ($1,000.00) for each
violation.

DIVISION 15. ADMINISTRATIVE HEARINGS.

Sec. 13-1133. Violations to which subtitle applies.

(a) In general. The jurisdiction and authority of the Administrative Hearing Unit extends to
each of the provisions of the Prince George's County Code that are specified in subsection (e) of
this section, as those provisions may be amended, including any rules and regulations adopted
under them. The issuance of an administrative citation does not preclude pursuit of any other
remedy or enforcement action authorized by law.

(e) Provisions and penalties enumerated.

(4) In Subtitle 13, Division 7 of the County Code, the County enacted minimum
standards for maintenance of structures, equipment, and exterior property for all property and
structures used or zoned for commercial and industrial purposes and for residentially zoned
property where the use is other than residential. An inspector may issue and an Administrative
Hearing Officer may adjudicate notices of violation and administrative citations issued pursuant
to Sections 13-244 and 13-246, and all of the respective subsections thereunder. The penalty for
an administrative citation issued pursuant to any of the enumerated sections is $1000.00 per
violation.

SECTION 2. BE IT FURTHER ENACTED that the provisions of this Act are hereby
declared to be severable; and, in the event that any section, subsection, paragraph, subparagraph,
sentence, clause, phrase, or word of this Act is declared invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this Act, since the same would have been enacted without the incorporation in this Act of any such invalid or unconstitutional word, phrase, clause, sentence, paragraph, subparagraph, subsection, or section.

SECTION 3. BE IT FURTHER ENACTED that this Act shall take effect forty-five (45) calendar days after it becomes law.

Adopted this 17th day of November, 2020.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

BY: ______________________________
   Todd M. Turner
   Council Chair

ATTEST:

________________________________________
Donna J. Brown
Clerk of the Council

APPROVED:

DATE: _________________________  BY: ______________________________
   Angela D. Alsobrooks
   County Executive

KEY:
Underscoring indicates language added to existing law.
[Brackets] indicate language deleted from existing law.
Asterisks *** indicate intervening existing Code provisions that remain unchanged.