

# HOUSE BILL 576

L5, M3, N1

01r0756

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By: **Prince George's County Delegation and Montgomery County Delegation**  
Introduced and read first time: February 3, 2010  
Assigned to: Environmental Matters

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## A BILL ENTITLED

1 AN ACT concerning

2 **Prince George's County and Montgomery County Delegation – Development**  
3 **Permits – Expedited Review for Qualifying Redevelopment Projects**

4 **PG/MC 115–10**

5 FOR the purpose of requiring Prince George's County to approve or disapprove  
6 applications for certain development permits for certain qualifying  
7 redevelopment projects and to provide applicants with certain notice of the  
8 approval or disapproval within a certain amount of time; requiring the district  
9 council for Prince George's County to define a certain term by ordinance for a  
10 certain purpose; requiring the district council to require a certain project to  
11 incorporate a certain minimum number of certain environmentally responsible  
12 design elements; requiring the district council to set forth certain procedures by  
13 ordinance; defining certain terms; and generally relating to redevelopment in  
14 the portion of the Maryland–Washington Regional District located in Prince  
15 George's County.

16 BY adding to  
17 Article 28 – Maryland–National Capital Park and Planning Commission  
18 Section 8–128  
19 Annotated Code of Maryland  
20 (2003 Replacement Volume and 2009 Supplement)

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

23 **Article 28 – Maryland–National Capital Park and Planning Commission**

24 **8–128.**

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



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

3                   (2) “COUNTY” MEANS PRINCE GEORGE’S COUNTY.

4                   (3) “DEVELOPMENT” HAS THE MEANING SET FORTH IN ARTICLE  
5 66B, § 1.00 OF THE CODE.

6                   (4) “DISTRICT COUNCIL” MEANS THE COUNTY COUNCIL FOR  
7 PRINCE GEORGE’S COUNTY.

8                   (5) “QUALIFYING REDEVELOPMENT PROJECT” MEANS A  
9 DEVELOPMENT PROJECT TO REHABILITATE DILAPIDATED REAL PROPERTY  
10 THROUGH DEMOLITION, RECONSTRUCTION, OR REUSE THAT QUALIFIES FOR  
11 EXPEDITED PERMIT REVIEW UNDER THIS SECTION, AS SET FORTH BY  
12 ORDINANCE BY THE DISTRICT COUNCIL FOR PRINCE GEORGE’S COUNTY IN  
13 ACCORDANCE WITH THIS SECTION.

14           (B) THIS SECTION APPLIES ONLY IN PRINCE GEORGE’S COUNTY.

15           (C) THE PURPOSE OF THIS SECTION IS TO ENCOURAGE  
16 ENVIRONMENTALLY RESPONSIBLE URBAN RENEWAL AND REVITALIZATION  
17 THROUGH EXPEDITED REVIEW OF DEVELOPMENT PERMITS REQUIRED FOR  
18 QUALIFYING REDEVELOPMENT PROJECTS.

19           (D) WITHIN 90 DAYS AFTER RECEIVING AN APPLICATION FOR A  
20 DEVELOPMENT PERMIT FOR A QUALIFYING REDEVELOPMENT PROJECT THE  
21 COUNTY SHALL:

22                   (1) APPROVE OR DISAPPROVE THE APPLICATION; AND

23                   (2) PROVIDE THE APPLICANT WITH WRITTEN NOTICE OF THE  
24 APPROVAL OR DISAPPROVAL.

25           (E) THE DISTRICT COUNCIL SHALL BY ORDINANCE:

26                   (1) DEFINE A QUALIFYING REDEVELOPMENT PROJECT FOR THE  
27 PURPOSE OF IMPLEMENTING THIS SECTION;

28                   (2) REQUIRE A QUALIFYING REDEVELOPMENT PROJECT TO  
29 INCORPORATE AT LEAST ONE ENVIRONMENTALLY RESPONSIBLE DESIGN  
30 ELEMENT, AS DEFINED BY THE DISTRICT COUNCIL, INCLUDING A DESIGN  
31 ELEMENT THAT PROMOTES:

- 1                   **(I) WATER CONSERVATION;**
- 2                   **(II) ENERGY EFFICIENCY; OR**
- 3                   **(III) THE USE OF RECYCLED OR RECYCLABLE BUILDING**  
4 **MATERIALS; AND**
- 5                   **(3) SET FORTH PROCEDURES FOR THE UNIFORM PROCESSING OF**  
6 **REQUESTS FOR THE REVIEW OF DEVELOPMENT PERMITS IN ACCORDANCE WITH**  
7 **THIS SECTION.**

8                   SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
9                   October 1, 2010.