

**Department of Legislative Services**  
Maryland General Assembly  
2010 Session

**FISCAL AND POLICY NOTE**

**Revised**

House Bill 576

(Prince George's County Delegation and Montgomery  
County Delegation)

Environmental Matters

Education, Health, and Environmental Affairs

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**Prince George's County - Development Permits - Expedited Review for Qualifying  
Redevelopment Projects  
PG/MC 115-10**

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This bill establishes an expedited approval process in Prince George's County of development permits for qualifying redevelopment projects, so as to encourage environmentally responsible urban renewal and revitalization. Prince George's County is required to approve or disapprove applications for development permits for qualifying redevelopment projects and to provide applicants with written notice of the approval or disapproval within 90 days of receiving the application except under specified circumstances.

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**Fiscal Summary**

**State Effect:** None.

**Local Effect:** Indeterminate impact on Prince George's County expenditures depending on the number of permit applications received each year. County revenues are not affected.

**Small Business Effect:** None.

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**Analysis**

**Bill Summary:** The bill provides the county an extension of 60 days to approve or disapprove an application for a development permit for a qualifying redevelopment project if: (1) the county agency involved in the review of the application, on written

notice of the extension to the applicant, determines that the extension is necessary due to the complexity or nature of the application or because of unresolved issues related to the application; or (2) the applicant modifies the application during the original 90-day period. In addition, the county may take an additional 30 days to approve or disapprove the application if the applicant modifies the application during the 60-day extension period.

A qualifying redevelopment project must incorporate environmentally responsible design elements that promote: (1) water conservation by using practices, techniques, and technologies that reduce the consumption, loss, or waste of water; improve efficiency in the use of water; or make more efficient use of the water treatment infrastructure; (2) energy efficiency by using practices, techniques, and technologies that reduce and minimize the consumption, loss, or waste of energy, and (3) the use of recycled or recyclable building materials.

A qualifying redevelopment project is defined as a development project to rehabilitate dilapidated real property through demolition, reconstruction, or reuse that qualifies for expedited permit review.

**Current Law:** Maryland-National Capital Park and Planning Commission was established in 1927 and has jurisdiction over parks and land use planning in most of Montgomery and Prince George's counties. The commission is governed by Article 28 of the Annotated Code of Maryland. The commission prepares and administers a general plan for the physical development of the Maryland-Washington Regional District, an area that encompasses almost all of Montgomery and Prince George's counties.

**Local Fiscal Effect:** Prince George's County expenditures may be affected depending on the number of permit applications received each year. The county advises that if a large number of permit applications are received each year, it may require additional staff, resulting in increased expenditures. A minimal number of applications can be handled with existing resources.

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### **Additional Information**

**Prior Introductions:** None.

**Cross File:** None.

**Information Source(s):** Montgomery County, Prince George's County, Maryland Department of Planning, Maryland-National Capital Park and Planning Commission, University System of Maryland, Department of Legislative Services

**Fiscal Note History:** First Reader - March 30, 2010  
ncs/hlb Revised - House Third Reader - April 7, 2010

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Analysis by: Michael Sanelli

Direct Inquiries to:  
(410) 946-5510  
(301) 970-5510