



Melinda Bolling
Director

THIRD - THURSDAY COMMUNITY INFORMATION SESSION

Code Enforcement — What Constitutes a Violation?



Angela D. Alsobrooks
County Executive



From the Director

Welcome!

Property maintenance code compliance is one of the most important things we do at DPIE. Studies show that well-kept neighborhoods maintain their desirability. We have several initiatives to encourage citizens to bring their properties into compliance. Our “Beautify and Comply!” campaign urges homeowners to fix violations as they spruce up for the seasons. “NO LANDSCAPE LITTER: Don’t Litter the Landscape!” stresses that keeping an old washing machine in your backyard creates litter just as much as dumping tires on a lot.

Clean and code-compliant neighborhoods maintain their value. Let’s do our part to keep Prince George’s beautiful!

Melinda Bolling



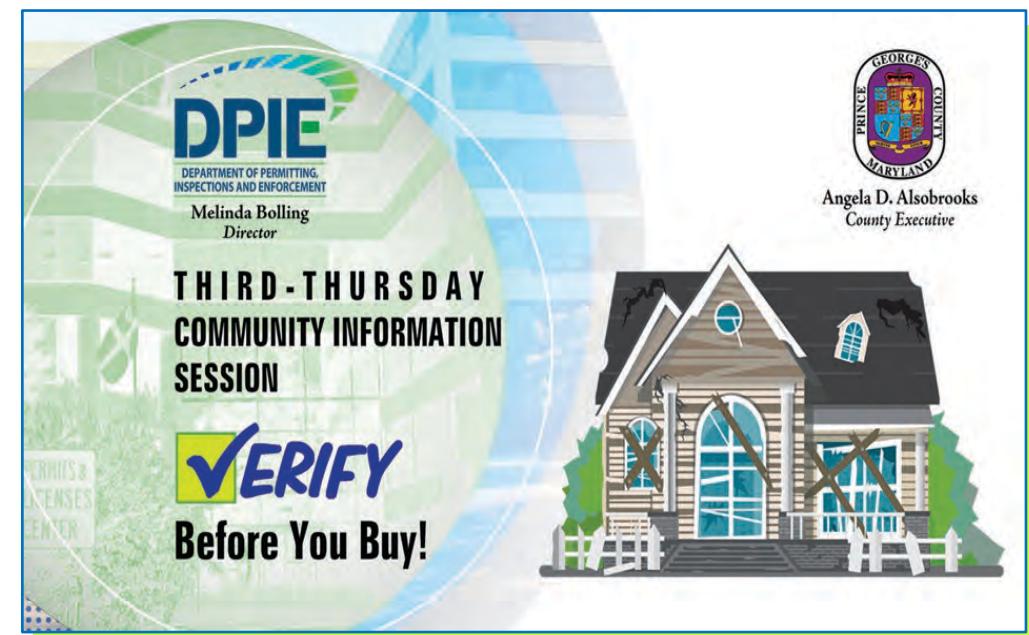


Monthly Community Information Sessions

DPIE hosts virtual Third-Thursday Community Information Sessions. Each session will focus on a particular topic and include a brief presentation, comments by agency experts and a Q&A period.

Sessions will take place from 11 a.m.–12 noon on the third Thursday of each month. Topics will vary. Each session will be announced in the DPIE *Under Construction* newsletter and on the DPIE website.

Participants may register and submit questions in advance to dpiepio@co.pg.md.us. A Zoom link will be provided to those who register. Call 240-508-9723 for more information.



Beautify Your Property and Bring It Into Compliance!

There is no better time to beautify your property by addressing potential code violations. Here are some tips:

- Repair peeling paint, loose siding, ragged gutters, broken windows, torn screens and damaged doors.
- Clear fallen branches and debris.
- Remove old appliances, building materials, furniture, untagged vehicles and vehicle parts.
- Trim plants, cut the grass and pull weeds before they reach 12 inches tall.
- Fix and clean deck and patio furniture and recreational equipment for kids.
- Replace outdated holiday decorations with seasonally appropriate ones.
- Spruce up and secure vacant property.

Property maintenance standards protect the aesthetics, safety and value of our communities.

DPIE urges you to Beautify and Comply!



Enforcement Division

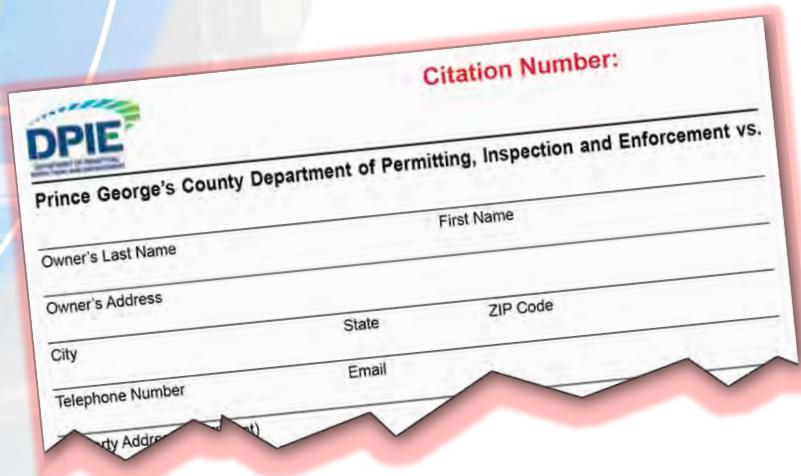
- Inspects residential, commercial and industrial properties to ensure compliance with housing, property maintenance and zoning codes
- Frequently addresses issues related to tall grass and weeds, open storage, accumulation of junk and trash, etc.



- Issues citations for all residential properties not in compliance with County Code
- Enforces the Zoning Ordinance to ensure private properties comply with approved land uses
- Regulates the placement of signs on private property and in public rights-of-way
- Inspects and licenses short-term rental properties and licenses all residential single-family rental properties

What Constitutes a Code Violation?

- Requirements related to property maintenance, housing and zoning are established by County Code and other applicable codes. Codes designate what is allowed, what is not and the actions DPIE and other agencies are empowered to take to address violations.
- Prince George's County Code is established by the County Council.
- One of DPIE's major responsibilities is conducting inspections and taking appropriate enforcement actions to address violations and bring properties into compliance.
- Inspections are conducted as part of an ongoing departmental "cleanup" strategy or on a first-come, first-served basis in response to complaints to PGC311. If code violations are identified, inspectors are authorized to issue a Notice of Violation (NOV) and/or a Civil Citation to the property owner or other responsible person.
- The NOV or citation references the violation(s) of the County Code and the length of time allotted to address the violation(s). A follow-up inspection is conducted after the allotted time. If the violation has not been abated, appropriate action will be taken, which may include the levying of fines and/or transferring the case to the Administrative Hearing Unit or court for adjudication.



10 Frequent Code Violations



- 1. Operating a business out of a residence.** You may not operate a restaurant or café, prepare or serve food for pay, sell goods, store imported products or operate a nail salon. To operate a hair salon or barber shop, a Use and Occupancy Permit is required.
- 2. Performing automotive work on a driveway or street.** You may not work on cars on residential streets or in driveways. NO automotive shops may operate on residential streets, in driveways, inside garages or behind houses or apartments.
- 3. Doing unpermitted residential or commercial construction.** Construction projects such as erecting a deck, finishing a basement, remodeling a kitchen, building an addition, etc. require permits and inspections.
- 4. Accumulating trash and dumping.** Allowing trash and debris to accumulate on your property or dumping tires, construction materials and other debris on streets and undeveloped areas negatively impacts the County's aesthetics.
- 5. Parking commercial vehicles in driveways.** Better to leave commercial vehicles at work!

10 Frequent Code Violations



6. **Parking vehicles on unpaved surfaces.** You may not park on grass or unpaved areas behind houses or in front yards.
7. **Failing to adequately maintain a property.** Homeowners or renters are required to cut grass and weeds, prune plants, pick up branches and clear debris from properties regularly. Grass and weeds over 12-inches tall are a code violation!
8. **Allowing a property to fall into disrepair.** Residents or property managers must repair peeling paint, loose siding, ragged gutters and downspouts, broken windows, etc., immediately as needed.
9. **Accumulating junk on residential or commercial properties.** You may not store untagged vehicles, vehicle parts, junk cars or motorcycles, appliances, building materials etc. on residential or commercial lots. Boats must be tagged and legally parked.
10. **Leaving abandoned properties unsafe and unsecured.** Buildings must be secured, lawns cut, other plants pruned, lots cleared of litter and trash removed regularly.

Many Home-Based Businesses Are Prohibited in Prince George's County!

What qualifies as a home-based business?

Any business that you operate at the place where you live.
Operating a legal business may require a license or permit
from DPIE.

What are examples of illegal home-based businesses?

- You may not run a restaurant or sell food at home.
- You may not operate a nail salon.
- To operate a hair salon or a barber shop, a Use and Occupancy Permit is required.
- You may not convert your single-family home into a multifamily dwelling by renting rooms.
- You may not operate an unlicensed day care, adult care or elder care center.

What happens if you are caught?

Fines of up to \$2,300 and other consequences.



Operating a Restaurant and Selling Food at Home Are Illegal!



Operating a restaurant, café or other eatery and preparing food at home for sale are violations of Prince George's County Code that can create safety hazards to the people who live there!



- **Fire!** Cooking large amounts of food in an apartment, condo, town house or detached house may lead to fires because stoves not designed for mass production of meals may ignite.
- **Carbon monoxide poisoning!** Many residences are not equipped with ventilation systems suitable for mass production of meals. Breathing carbon monoxide can result in serious injury.
- **Stranger danger!** Bringing strangers into your home to purchase food exposes your family to possibly unscrupulous people who may return later uninvited.
- **Rats and roaches!** Rats are drawn to all types of food and roaches flock to counters, cupboards and floors where food has been dropped. Food storage and prep areas used to produce large quantities of food may draw vermin and their germs!

Operating an illegal restaurant or food sales operation can lead to a fine of up to \$2,300 and other consequences.

Don't put yourself or your family at risk or create a public nuisance!

No Auto Repair Shops at Home!!!



Auto repair businesses in driveways, garages and back yards violate County Code. Setting up pop-up auto shops on streets and in cul-de-sacs is also a violation. DPIE Zoning Unit inspectors are currently working to identify illegal auto repair businesses to take those responsible to task. Report auto repair businesses at homes and on the streets to PGC311.

Vehicle Violations in Residential Zones



County Code PROHIBITS:

- Untagged vehicles
- Vehicles parked on unpaved surfaces
- Vehicles with business advertisement
- Vehicles with dual axels or a stake platform
- Dump trucks, cranes and tow trucks
- Vehicle repair other than minor owner maintenance
- Semi-trailers and semi-trailer cabs
- Wrecked, dismantled or unlicensed trucks and other vehicles
- Empty car and boat trailers
- Large recreational vehicles not capable of being moved



DPIE handles vehicle complaints on private property; the Revenue Authority handles vehicle complaints on the street.

Property Cleanup Needed!!!

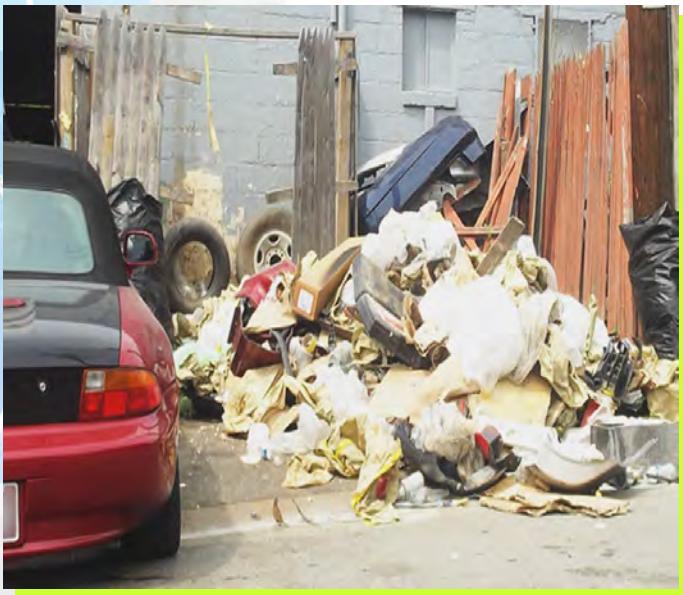


Is debris littering your backyard? Do you have broken furniture stacked on your patio? Are there piles of broken branches stacked on your lawn? If so, you are in violation of Prince George's County Code, and you need to take action! Pick up trash, gather and bundle small branches and put them out for yard trim pickup, straighten furniture on your lawn, deck or patio, etc.

BLIGHTED Commercial Properties Violate County Code!

Operation Business Compliance (OBC) Is Cleaning Up Commercial Eyesores

Commercial property owners and their management companies are responsible for upkeep and ensuring that tenants comply with Code requirements. Operation Business Compliance (OBC) identifies properties in violation and works to bring them into compliance with standards, including:



- All businesses must have a valid Use & Occupancy Permit to operate
- Buildings, grounds and parking lots must be appropriately maintained — peeling paint, broken windows, busted concrete, filthy sidewalks, etc., are prohibited
- Commercial properties must be free of trash, debris, dumped items and illegal vehicles
- Trash receptacles must be emptied regularly and cleaned around to prevent overflow
- Properties must have adequate lighting in business and parking areas
- Parking lot spaces must be clearly marked
- Unpermitted illegal signs are prohibited

Call PGC311 to report property standards violations at commercial properties.

Don't Litter the Landscape!

DILAPIDATED Shopping Centers Violate County Code!

Operation Business Compliance (OBC) Is Focusing on Enforcement at Strip Malls

Owners and management companies of shopping centers are responsible for keeping the properties up to County Code and ensuring that tenants comply with regulations. Operation Business Compliance (OBC) identifies shopping areas in violation and works to bring them into compliance with standards, including:



- All businesses must have a valid Use & Occupancy Permit to operate
- Buildings, grounds and parking lots must be appropriately maintained — peeling paint, broken windows, busted concrete, filthy sidewalks, etc., are prohibited
- Commercial properties must be free of trash, debris, dumped items and illegal vehicles
- Trash receptacles must be emptied regularly and cleaned around to prevent overflow
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Call PGC311 to report property standards violations at commercial properties.

Don't Litter the Landscape!

Landscape Litter Violates County Code and Negatively Impacts the Aesthetics of Residential and Business Communities

Make sure your property complies
with County property maintenance
requirements and positively
impacts your neighborhood.

***Don't Litter the
Landscape!***



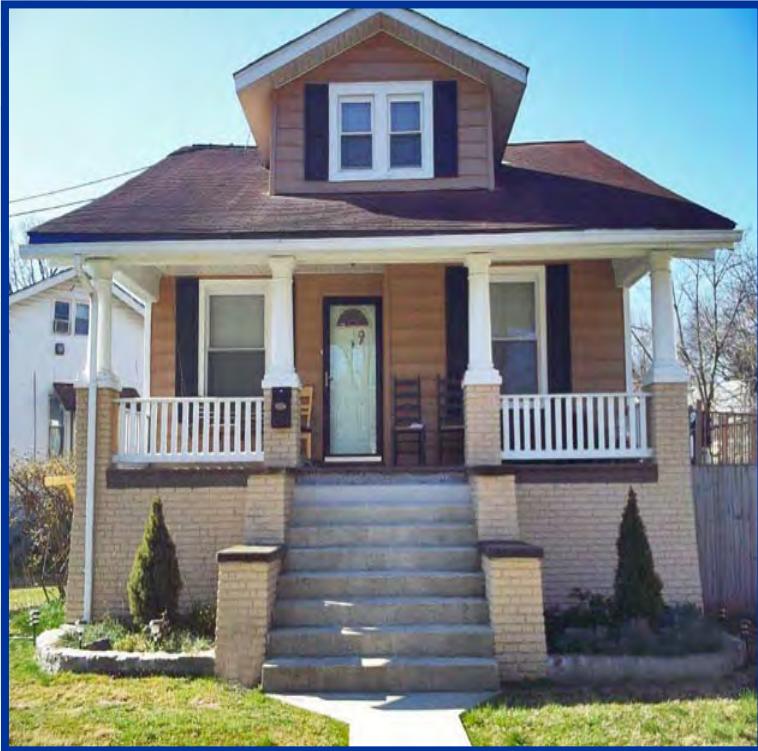
Did You Know That **UGLY** Sign Litter Is Also **ILLEGAL**?

Posting roadside signs is a violation of Prince George's County Code. Violators face a fine of up to \$1,000 per location a sign is posted.

Instead of littering the landscape, advertise your goods and services on social media, community listservs, bargain consumer websites or buy ads in local newspapers.



Home Rentals: License Required!



- Renting your home requires a license.
- Homeowners whose properties comply with County Code and who meet other criteria may seek a Short-Term Rental License to host renters through companies such as Airbnb. The mandatory license costs \$165 and expires one year after issuance.
- To rent your multifamily or single-family property, you must also apply for a rental license. The Single-Family Rental License costs \$126.50, and the Multifamily Rental License costs \$82.50 per unit. Both expire two years after issuance.

For more information, visit DPIE's [Rental Housing Licenses](#) webpage.

To start the licensing process, visit DPIE's [Momentum](#) page.

Administrative Hearing Unit (AHU) and Nuisance Abatement Board (NAB)

- The AHU handles complaints about unlawful vehicles, open storage, trash and debris, tall grass and weeds, unpermitted construction and short-term rental violations.
- Complaints are reported through 311 and routed to DPIE, where they are investigated and violation notices and/or citations issued. Respondents may request a hearing within 30 days, hearings are held within 30 days of the request, and decisions are rendered within five days by hearing officers.



- The (NAB) hears complaints that allege acts that disturb the public peace or endanger the health, life or safety of residents, workers or visitors in the County.
- Cases are referred by the police department, fire department, health department, DPIE, and other government agencies. Citizens may not report cases to the NAB.
- If the board finds a nuisance exists, it will order the activity to cease and may assess a \$1,000 fine.

PGC 311

IT'S HERE

THE PGC311 SYSTEM
HAS LAUNCHED

24-HOUR SERVICE APP AND WEB PORTAL

NEW EASY-TO-USE FEATURES

UP-TO-DATE SERVICE REQUEST TRACKING

DOWNLOAD THE PGC311 APP TO YOUR
IPHONE OR ANDROID TODAY!

[APPLE APP STORE](#) [GOOGLE PLAY](#)

MORE INFO AT PGC311.COM OR OCR.MYPGC.US/PGC311



Prince George's county
Office of Community Relations
connecting people, connecting resources



DPIE Public Information Office



- Serves as the information liaison between DPIE and Prince George's County residents, community leaders, homeowner and civic organizations, business partners, media outlets and other entities.
- Facilitates customer service complaint resolution and responds to inquiries under the Maryland Public Information Act (MPIA).
- Publishes periodic bulletins and a monthly e-newsletter called *Under Construction*, a summary of agency services, code requirements and other helpful information. You may subscribe at [Subscribe My PGC](#) or by sending an email to dpiepio@co.pg.md.us.

To file an MPIA request, visit [MPIA Processing at DPIE](#) on the DPIE website.

Email dpiepio@co.pg.md.us for more information.

DPIE Publications



Information for Citizens and HOA/Civic Groups

DPIE is participating in the County's priority to reduce litter by decreasing document printing. The following code enforcement and property maintenance documents are available on dpie.mypgc.us. Click the **RESOURCES** tab, then the **PUBLICATIONS** tab or Google DPIE Publications. Feel free to share the documents with your networks!

Flyers

- ◆ Beautify Your Property and Bring It into Compliance!
- ◆ Buyer Beware! Unpermitted Construction
- ◆ Did You Know That Ugly Sign Litter Is Also Illegal?
- ◆ DPIE Alert: Storms — Steps to Help Mitigate Storm Damage to Your Property
- ◆ Improperly Installed Fences May Cause Drainage Problems and Flooding!
- ◆ Many Home-Based Businesses Are Prohibited in Prince George's County!
- ◆ NO Landscape Litter — Landscape Litter Violates County Code
- ◆ Operating a Restaurant and Selling Food at Home Are Illegal!
- ◆ Posting Illegal Signs Is Expensive!
- ◆ PYP — Permit Your Projects!
- ◆ The 10 Most Frequent Code Violations in Prince George's County
- ◆ Who Handles That?

Booklets

- ◆ Homeowner and Community Code Enforcement
- ◆ Multifamily Code Enforcement
- ◆ Homeowners Guide to Permits



Information Translations



- In an effort to share both departmental and County information with our communities, DPIE is publishing pages in other languages. On [DPIE's website](#) select the [Resources tab](#) towards the bottom of the left column.
- The fifth item in the left column is [Information Translated to Other Languages](#).
- Be sure and check back on a regular basis as we continue to convert and add additional documents.
- For instructions on how to translate information, visit DPIE's website at dpie.mypgc.us.



Melinda Bolling
Director



Thank you!

Contact:
DPIE Public Information Officer
AVIS THOMAS-LESTER
athomaslester@co.pg.md.us
301-636-2053
for more information.

Visit the DPIE website at dpie.mypgc.us.