



Welcome
Community Partners
Spring 2025



Message from the Director



Happy Spring!

My entire staff is energized by the warm weather home-enhancement projects that customers are already reaching out to have permitted. Remember to ensure the safety and sustainability of your projects by hiring qualified contractors and securing the appropriate permits and inspections.

We receive dozens of complaints each year from homeowners who have been ripped off by unqualified contractors. Verify your contractors are licensed. Ask for references, view photos, and access their websites for information to demonstrate their competence.

We look forward to serving you as you work on your projects!

Dawit Abraham



DPIE Agency Contacts



Director
Dawit Abraham

Chief of Staff
Lori Parris

Deputy Director
LaMont Hinton

Deputy Director
Mary Giles

dpie.mypgc.us
301-636-2020

Public Information Officer
Avis Thomas-Lester
DPIEPIO@co.pg.md.us

Permitting and Licensing — Associate Director

301-636-2050

Processes building and site plan permits; issues licenses

[Permitting](#)
[Licensing](#)

Building Plan Review — Associate Director

301-636-2070

Reviews plans for residential and commercial projects

[Building Plan Review](#)

Site/Road Plan Review — Rey de Guzman, Associate Director

301-636-2060

Reviews/approves site and roadway plans for proposed development and road improvement projects

[Site Road Plan Review](#)

Inspections — Behdad Kashanian, Associate Director

301-636-2080

Regulates construction, development and grading through inspection and enforcement of codes

[Inspections](#)

Enforcement — Valerie Cary, Associate Director

301-883-6168

Investigates code violations; conducts inspections at residential, commercial and industrial properties

[Code Enforcement](#)



Updates



Permanent Rent Stabilization and Protection Act (PRSA) of 2024

DPIE recently held three listening sessions to get stakeholder input on the PRSA passed by the Council last fall to protect renters from excessive rent increases while ensuring landlords can maintain their properties. Visit [the PRSA web page](#) for more information.



New DPIE Fees Effective March 2, 2025

Under the new formula, fees increased 20 percent, with a 10 percent technology fee. The increase means that an applicable fee which costed \$50 under the previous fee schedule increased to \$60, plus a 10% technology fee. See updated fees on the [2025 DPIE Fee Schedule](#).

To view the legislation that authorized the fees, visit the [Prince George's County Legislative/Zoning Information System \(LZIS\), CR-087-2024](#).





Permitting & Licensing

Issues permits and provides administrative oversight of permits and business licenses to help foster economic growth in the County.





Residential Construction Projects Require Building Permits from DPIE!



**Don't get caught
doing unpermitted
projects on your
castle!**



"OK, LET'S SEE YOUR BUILDING PERMIT"



When Is a Permit Required?



You Need a Permit Before . . .

Improving your kitchen

Renovating a bathroom

Finishing your basement

Building a chairlift, ramp or deck

Adding an addition

Erecting a fence taller than 4 feet

Constructing a large shed, carport, garage or driveway, and more

Visit the DPIE website at dpiе.mypgc.us or call 301-883-2050 for information.



Helpful Homeowner Permit Links

- [Residential permits page](#)
- [Walk-Through Permit Process/Virtual Permit Center \(VPC\) page](#)
- [Projects eligible for VPC list](#)

Remember to Permit Your Projects!



Virtual Permit Center (VPC)



DPIE offers homeowners in-person, walk-through service in our Virtual Permit Center. This process allows homeowners the ability to meet with plan reviewers and, when necessary, have interactive conversations through video and audio services while at the Permit Center or remotely. At the end of the process, in most cases, homeowners are issued their permits on the same day! Here is how the process works:

- Access the [Momentum online permitting system to start your application.](#)
 - Complete and submit your online application and check the "Virtual Walk-Through Submission" option.
-
- If you opt to come to DPIE, bring your plans and other documents on an electronic file (flash drive).
 - You will be directed to a terminal and asked to check in to the Virtual Permit Center.
 - You will be required to upload your plans.
 - You will receive email and text messages with updates of the plan review process.
 - IMPORTANT: You need to monitor these notifications as you will be required to join a video/audio session with plan reviewers.
 - At the end of the review, you will receive a notification to pay for your permit, and a permit will be made available to you on Momentum.



Inspections

Enforces building, site and road development codes to protect the natural and man-made environment as well as the safety and welfare of County residents.





Why Are Inspections So Important?



- Construction Inspections guarantee that permitted projects are constructed according to requirements to protect the safety of the public and the environment.
- Uninspected construction may lead to hazards such as the use of substandard material, noncompliance with manufacturers' specifications and deficient building projects.
- Inspectors identify and address deficiencies during construction to negate possible adverse effects on residents and the environment.



Frequent Unpermitted Construction Projects



Visit the [Permits page](#) of the website for more information.

These projects all require permits:

- Building additions and finishing basements
- Installing kitchens in basements or additions
- Making interior renovations and subdividing rooms
- Installing decks, patios and gazebos
- Constructing secondary structures (sheds, garages, etc.)
- Rerouting water onto another property
- Erecting fences over 4-feet tall
- Changing grading (moving soil) and building retaining walls
- Cutting down trees
- Extending driveways



Avoid Illegal Construction

Unpermitted Construction Hammers Unsuspecting Home Buyers



Unscrupulous “flippers” purchase properties cheap, make shoddy repairs or changes without the required permits and inspections, then sell them to unsuspecting buyers who later experience problems.

Protect yourself before you buy:

- Hire a certified independent inspector to inspect the home and identify any problems with construction.
- Visit the DPIE website to check for any permits that have been pulled for work on the property.
- Walk away from any house with unpermitted construction or make the seller fix the problems and secure the appropriate permits and inspections before you sign on the dotted line.
- Notify DPIE so the seller can be held accountable. County Council legislation helps authorities take action against flippers.



Access the following resources on the DPIE website:

- Find out when a permit is required: <https://www.princegeorgescountymd.gov/1501/Residential-Building>
 - Check permits by address: <https://dpiestatus.princegeorgescountymd.gov/Site/Public/Citizens/ActivitySearch.aspx>. When entering the street name, use the first term. For example, search Chancellors Drive using “Chancellors.”
 - Request copies of permits through the Maryland Public Information Act (MPIA): <https://www.princegeorgescountymd.gov/2763/Methods-for-Submitting-MPIA-Request>
- For more information, call the Permits Office at 301-636-2050, ext. 5 or visit [Permits Online](#).

Be proactive! Take action BEFORE you buy!



Enforcement

Enforces property maintenance standards and appropriate zoning laws to keep the County's residents safe and our communities aesthetically pleasing.





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, community surveys and other referrals.
- Inspectors are authorized to issue a Notice of Violation (NOV) and/or a Civil Citation to the property owner or other responsible person if code violations are identified.
- The NOV or citation references the violation(s) of the County Code and other details. A follow-up inspection may be conducted. If the violation is not abated, appropriate action will be taken, which may include the levying of fines and/or transferring the case to the Administrative Hearing Unit or District Court for adjudication.





DPIE's "Dirty Dozen" The Most Frequent Code Violations



1. Operating a business, such as a restaurant or nail salon, out of a residence. Some businesses are allowed with a U&O permit.
2. Performing automotive work on a driveway or street.
3. Doing construction without appropriate permits and inspections.
4. Accumulating trash and debris and dumping on your lot.
5. Parking disallowed commercial vehicles on residential property or parking vehicles on unpaved surfaces.
6. Failing to adequately control plants on your property, including allowing grass and weeds to grow taller than 12 inches.

7. Failing to adequately maintain a property or allowing a property to fall into disrepair
8. Leaving abandoned properties unsafe and unsecured.
9. Keeping junk cars, tires, old appliances, building materials and other open storage on your property.
10. Operating a rental property without a license — either a short-term rental or a single-family rental.
11. Raising livestock — chickens, roosters, pot-bellied pigs, etc. — and some exotic pets in a residential zone.
12. Posting signs in public rights-of-way and failing to remove political signs according to County Code.



New "Homeowner and Community Code Enforcement" Guide



Prince George's County
Department of Permitting, Inspections and Enforcement

Homeowner and Community Code Enforcement

Code compliance is required by law!

County Code requirements were established by the Prince George's County Council and designate what is allowed, what is not and the actions DPIE and other agencies are empowered to take to address violations. DPIE conducts inspections and takes appropriate enforcement action to address violations and gain compliance.

The Prince George's County Code:

- Protects the health and safety of the public
- Protects neighborhood aesthetics and property values
- Ensures durability and sustainability of structures
- Ensures uniformity and minimum standards

REPORT PROPERTY MAINTENANCE VIOLATIONS!
Call 311 (301-883-4748 outside the County) or file a report on the PGC311.com website.

Once a complaint is received through PGC311, it is forwarded to the DPIE Enforcement Division and an inspection is conducted. If code violations are identified, inspectors may issue a Notice of Violation (NOV) and/or an Administrative or Civil Citation to the property owner or other responsible person.

- The NOV or citation references the code violation(s) and the 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.
- Abating a code violation is often not immediate. It can take weeks, or even months, for DPIE to gain compliance from property owners or managers who refuse or are slow to take the necessary steps to comply with the Code.
- Each incident creates a new case. If a property was in violation and the violation was abated, any new infraction would require a new complaint to PGC311, and the investigative process would start anew.

Frequent Code Violations Handled by DPIE

For additional information, visit the DPIE website at <http://dpi.e.mypgc.us>.

1. Operating a business out of a residence. You may not run a restaurant, prepare food for sale, sell goods, store imported products, etc. Some businesses may operate with a Use and Occupancy Permit (U&O), including a two-chair hair salon, barber shop and nail salon.
2. Operating a rental property without a license, including short-term, single-family or multifamily rentals or rooming houses.
3. Running an unlicensed day care, adult care or elder care facility.
4. Performing automotive work on a driveway, street or yard.
5. Doing unpermitted construction or allowing others to do construction without the appropriate permits and inspections on your property.
6. Accumulating trash, debris and open storage on your property, including old appliances, junk cars, unused construction materials, tires, broken furniture, etc.
7. Dumping unused household items, junk and debris in your yard, on private property, or in parking lots.
8. Parking inoperable or unregistered vehicles on private property. (The Revenue Authority investigates illegal and inoperable vehicles on residential roads and unregistered cars parked on the grass.)
9. Parking disallowed commercial vehicles on residential property.
10. Failing to cut grass and weeds, prune plants, pick up branches and clear debris regularly. Grass and weeds over 12-inches tall are a code violation!
11. Failing to repair peeling paint, loose siding, ragged gutters and downspouts, broken windows, sagging doors, etc.
12. Leaving abandoned properties unsafe and unsecured. The same code requirements apply to abandoned or unused properties as occupied structures. Upkeep is the owner's responsibility!
13. Raising livestock — chickens, roosters, pot-bellied pigs, some exotic pets, etc. — in a County residential zone. Only domestic pets are allowed. Check requirements in municipalities.
14. Street vending. You may not sell food, clothing, art or other items from your yard, on public sidewalks or roadsides. Public vending is allowed in some designated areas with a permit.
15. Failing to clear snow and ice within 48 hours after the end of a snow/ice incident. Property managers and homeowners of properties abutting public sidewalks are required to remove snow and ice.
16. Operating a business without a U&O. A U&O is required to operate any business in the County. Any change of use or change of ownership of a business requires a new U&O.
17. Playing music or making noise louder than 55 decibels after 11 p.m. and 65 decibels during the day. At 55 decibels, you *can't* hear music playing inside your home on the outside. If you can hear the sound outside, it is too loud, and you should turn the volume down immediately. There are free online apps that can help you measure decibels of sound.

REPORT NOISE VIOLATIONS TO PGC311 OR COUNTY POLICE NONEMERGENCY AT 301-352-1200.

Maximum Allowable Noise Levels (dBA) for Receiving Land Use Categories			
Day/Night	Industrial	Commercial	Residential
Day	75	67	65
Night	75	62	55



DPIE is asking homeowners or those who are responsible for property upkeep to “SPRING into Compliance!” Be a good neighbor, avoid violations and fines, and protect the aesthetic value of your properties and our communities by taking the following steps:

SPRUCE up your yard by trimming plants, clearing fallen branches, etc.

PRETTIFY your house by repairing peeling paint, loose siding, ragged gutters, broken windows, torn screens, damaged doors, etc.

REMOVE junk such as old appliances, building materials, unused furniture, untagged vehicles, vehicles parts, etc., from your yard. For information on residential collections and bulky trash pickups, visit the Department of Environment's (DoE) [Clear the Curb webpage](#).

IMPROVE the curb appeal of your vacant property and avoid a fine by keeping the structure and grounds secured and safe.

NURTURE your property values by ensuring no deck or patio furniture or recreational equipment for children is put out until it is cleaned and repaired.

GUARANTEEE you don't get a violation notice for tall grass and weeds by keeping your grass cut and weeds pulled. Grass and weeds over 12 inches high violate code.

REMEMBER TO REPORT PROPERTY MAINTENANCE VIOLATIONS TO PGC311.

Important Phone Information



Call

PGC



First!

Call PGC311 or 301-883-4748 outside of Prince George's County to file a code violation complaint or a request for service. You may also request service at [PGC311](#) online.



Specialty Units

DPIE's Specialty Units offer residential and commercial customers assistance in a variety of services.





Administrative Hearing Unit (AHU)



- The AHU handles complaints about:

- Unlawful vehicles
- Open storage
- Trash and debris
- Tall grass and weeds
- Unpermitted construction
- 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.



Nuisance Abatement Board (NAB)



- 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.



Business Development Section (BDS)



The Business Development Section was created to help spur economic development by assisting the County's business partners. The team serves as a contact between businesses and staff and liaises with other government agencies on behalf of entrepreneurs.

The BDS supports the growth of a thriving and diverse business community in Prince George's County by providing guidance and assistance to entrepreneurs as they navigate the permitting and licensing process. They will assist you by:

- Coordinating with agency personnel to facilitate completion of paperwork and document review
- Educating business owners about DPIE requirements and processes
- Liaising with entrepreneurs and other government agencies

Contact Charles Cooper at 301-636-2058 or DPIEBIZDEV@co.pg.md.us for more information.





DPIE Public Information Office

DPIEPIO@co.pg.md.us



- Serves as the information liaison between DPIE and the public.
- Publishes e-newsletter called [DPIE Developments](#) and periodic bulletins. Subscribe at [Subscribe My PGC](#).
- Access news and information at dpie.mypgc.us website's [Public Information](#) page.
- For Flyers and PowerPoints, click DPIE's Resources → [Publications](#) → [PowerPoints](#) on our website.
- We also publish [Information in Spanish](#).



Request documents via [MPIA Processing at DPIE](#) on the DPIE website.



Follow us on Social Media at:

[Facebook.com](https://www.facebook.com) | [X \(Twitter\).com](https://twitter.com) | [Instagram.com](https://www.instagram.com) | [LinkedIn](https://www.linkedin.com) | [YouTube](https://www.youtube.com)



For service requests or to report violations, call 311 or 301-883-4748 (outside of the County) or access the website at PGC311.com.



Public Information Process



Use the following online tools to search for information at NO COST OR DELAY.

- **History by Address:** To search for permits by property address or permit history, visit [Permit Search](#). If you would like a copy of a permit, request one using the MPIA form (see *last item*).
- **Inspection History:** To search for inspection history by permit number, visit [Inspections History by Permit Number](#).
- **LookSee — Property Explorer:** To research permits and properties in Prince George's County, use [LookSee](#). The portal allows you to view Momentum information related to permits, licenses, inspections, and enforcement by entering the full application/permit number or property address.
- **Application Tracker — Check the Status of Plan Reviews:** To use Application Tracker, enter your Application Number into the [DPIE Application Tracker](#) portal and see your plan review progress. Each review has a status listed at the bottom of the page.
- **Data Prince George's:** [Data Prince George's](#) provides data on communities, County Government, finance, public safety, urban planning, education, health and the environment.
- **PG Atlas:** To determine if your project is within a municipality, the water and sewer envelope, a critical area, or for other mapping delineations such as zoning, visit [PGAtlas.com](#).
- **MPIA:** To request information about code violations, liens, rental licenses, site plans and other documents, visit the [MPIA Processing](#) page and use the [MPIA form](#).



Thank You!

Contact:

DPIE Public Information Officer

AVIS THOMAS-LESTER

athomaslester@co.pa.md.us

301-636-2053 for more information.

Visit the DPIE website at dpiе.mvpaс.us.