

HOUSE BILL 850

L2

3lr1798

By: **Prince George's County Delegation**

Introduced and read first time: February 9, 2023

Assigned to: Environment and Transportation

A BILL ENTITLED

1 AN ACT concerning

2 **Prince George's County – Commercial Property – Right of Purchase**

3 **PG 405–23**

4 FOR the purpose of requiring the District Council of Prince George's County to notify and
5 consider comments of the governing body of a certain municipality before the sale of
6 certain commercial property; providing that a certain governing body has the
7 preemptive right to the purchase of certain commercial property under certain
8 circumstances; and generally relating to the purchase of commercial property in
9 Prince George's County.

10 BY repealing and reenacting, without amendments,
11 Article – Land Use
12 Section 25–101
13 Annotated Code of Maryland
14 (2012 Volume and 2022 Supplement)

15 BY adding to
16 Article – Land Use
17 Section 25–403
18 Annotated Code of Maryland
19 (2012 Volume and 2022 Supplement)

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

22 **Article – Land Use**

23 25–101.

24 This title applies only in Prince George's County.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 **25-403.**

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

4 (2) "BUSINESS IMPROVEMENT DISTRICT" MEANS A BUSINESS
5 IMPROVEMENT DISTRICT ESTABLISHED UNDER TITLE 12, SUBTITLE 4 OF THE
6 ECONOMIC DEVELOPMENT ARTICLE.

7 (3) "COMMERCIAL PROPERTY" MEANS IMPROVED OR UNIMPROVED
8 REAL PROPERTY ZONED FOR COMMERCIAL, INDUSTRIAL, OR NONRESIDENTIAL USE
9 BY THE LOCAL ZONING AUTHORITY OF A COUNTY OR MUNICIPALITY IN WHICH THE
10 PROPERTY IS LOCATED.

11 (4) "ELIGIBLE TRANSIT-ORIENTED DEVELOPMENT" MEANS A
12 TRANSIT-ORIENTED DEVELOPMENT, AS DEFINED IN § 7-101(M) OF THE
13 TRANSPORTATION ARTICLE, LOCATED IN A BUSINESS IMPROVEMENT DISTRICT IN
14 PRINCE GEORGE'S COUNTY.

15 (B) (1) BEFORE THE SALE OF A COMMERCIAL PROPERTY IN AN ELIGIBLE
16 TRANSIT-ORIENTED DEVELOPMENT, THE DISTRICT COUNCIL SHALL NOTIFY AND
17 CONSIDER ANY COMMENTS FROM THE GOVERNING BODY OF THE MUNICIPALITY IN
18 WHICH THE PROPERTY IS LOCATED.

19 (2) THE GOVERNING BODY OF THE MUNICIPALITY:

20 (I) SHALL HAVE A PREEMPTIVE RIGHT FOR THE PURCHASE OF
21 THE COMMERCIAL PROPERTY; AND

22 (II) MAY TRANSFER THE PREEMPTIVE RIGHT TO ANOTHER
23 PARTY.

24 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
25 October 1, 2023.