

Bill No.: _____

Requested: _____

Committee: _____

Drafted by: Foxworth

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Stored – 10/26/23

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Checked by _____

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

A BILL ENTITLED

1 AN ACT concerning

2 **Prince George’s County – Business Improvement Districts – Sale of Commercial**
3 **Property**

4 **PG 403–24**

5 FOR the purpose of requiring the Prince George’s County Department of Housing and
6 Community Development to notify and consider comments from the board of
7 directors of a certain business improvement district corporation before the sale of
8 certain commercial property; providing that a certain district corporation has the
9 preemptive right to the purchase of certain commercial property under certain
10 circumstances; and generally relating to the sale of commercial property in Prince
11 George’s County.

12 BY repealing and reenacting, without amendments,

13 Article – Land Use

14 Section 25–101

15 Annotated Code of Maryland

16 (2012 Volume and 2023 Supplement)

17 BY adding to

18 Article – Land Use

19 Section 25–404

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 Annotated Code of Maryland
2 (2012 Volume and 2023 Supplement)

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

5 **Article – Land Use**

6 25–101.

7 This title applies only in Prince George’s County.

8 **25–404.**

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

11 (2) “BUSINESS IMPROVEMENT DISTRICT” MEANS A BUSINESS
12 IMPROVEMENT DISTRICT ESTABLISHED UNDER TITLE 12, SUBTITLE 4 OF THE
13 ECONOMIC DEVELOPMENT ARTICLE.

14 (3) “COMMERCIAL PROPERTY” MEANS IMPROVED OR UNIMPROVED
15 REAL PROPERTY ZONED FOR COMMERCIAL, INDUSTRIAL, OR NONRESIDENTIAL USE
16 BY THE LOCAL ZONING AUTHORITY OF THE COUNTY OR MUNICIPALITY IN WHICH
17 THE PROPERTY IS LOCATED.

18 (4) “DISTRICT CORPORATION” MEANS A BUSINESS IMPROVEMENT
19 DISTRICT CORPORATION FORMED IN ACCORDANCE WITH TITLE 12, SUBTITLE 4 OF
20 THE ECONOMIC DEVELOPMENT ARTICLE.

21 (B) (1) BEFORE THE SALE OF A COMMERCIAL PROPERTY IN A BUSINESS
22 IMPROVEMENT DISTRICT, THE PRINCE GEORGE’S COUNTY DEPARTMENT OF
23 HOUSING AND COMMUNITY DEVELOPMENT SHALL NOTIFY AND CONSIDER ANY
24 COMMENTS FROM THE BOARD OF DIRECTORS OF THE DISTRICT CORPORATION.

25 (2) THE DISTRICT CORPORATION:

1 **(I) SHALL HAVE A PREEMPTIVE RIGHT TO THE PURCHASE OF**
2 **THE COMMERCIAL PROPERTY; AND**

3 **(II) MAY TRANSFER THE PREEMPTIVE RIGHT TO ANOTHER**
4 **PARTY.**

5 **(3) THE PURCHASE PRICE FOR THE COMMERCIAL PROPERTY SHALL**
6 **BE THE FAIR MARKET VALUE OF THE PROPERTY, AS AGREED ON BETWEEN THE**
7 **PARTIES.**

8 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
9 October 1, 2024.