



DEPARTMENT OF PERMITTING,
INSPECTIONS AND ENFORCEMENT

Dawit Abraham, P.E.,
Director



Angela D. Alsobrooks
County Executive

THIRD-THURSDAY COMMUNITY INFORMATION SESSION **Open Forum**



PERMITS &
LICENSES
CENTER

From the Director



Welcome!

With the arrival of warm weather, we ask you to "Spring into Compliance!" to address property maintenance violations as you prepare your property for the season. We also ask you to bring any home-based businesses into compliance. DPIE's new "Stepped-Up Enforcement Blitz" is reaching out to unlicensed business owners to assist them in getting the appropriate permits and licenses to operate as a legal business in the County. Please spread the word to your networks regarding the importance of bringing home-based businesses into compliance.

Dawit Abraham

DPIE at a Glance



Director
Dawit Abraham

Deputy Director
LaMont Hinton

Acting Deputy Director
Mary Giles

Senior Advisor
Lori Parris

dpi.e.mypgc.us

301-636-2020

Permitting and Licensing — Bellur Ravishankar, Associate Director 301-636-2050

Processes building and site plan permits; issues licenses

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

Building Plan Review — Bellur Ravishankar, Associate Director 301-636-2070

Reviews plans for residential and commercial projects

[Building Plan Review](#)

Site/Road Plan Review — Rey De Guzman, Acting 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

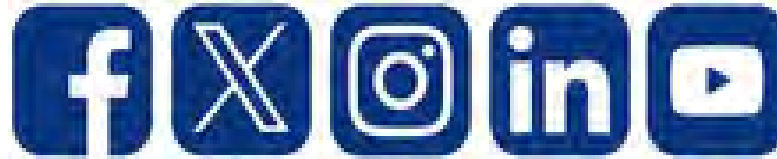
[Inspections](#)

Enforcement — Valerie Cary, Associate Director 301-883-6168

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

[Code Enforcement](#)

Follow Us on Social Media and the Web!



Follow us on social media:

[Facebook.com](https://www.facebook.com)

[X \(Twitter\).com](https://twitter.com)

[Instagram.com](https://www.instagram.com)

[LinkedIn](https://www.linkedin.com)

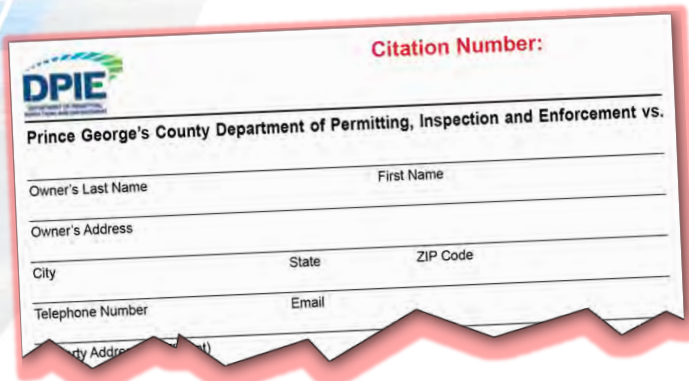
[YouTube](https://www.youtube.com)

Visit DPIE's website at [DPIE.mypgc.us](https://www.dpie.mypgc.us).

To sign up for DPIE newsletters and stay up-to-date with what is happening in the County, subscribe to [MyPGC](https://www.mypgc.com).

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 and businesses into compliance.
- Inspections are conducted 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), Civil Citation, or Administrative Citation to the property owner or other responsible person.



Citation Number:

DPIE
Department of Permitting, Inspection and Enforcement

Prince George's County Department of Permitting, Inspection and Enforcement vs.

Owner's Last Name _____ First Name _____

Owner's Address _____

City _____ State _____ ZIP Code _____

Telephone Number _____ Email _____

Property Address _____ () _____

- 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.

Stepped-Up Enforcement Initiative

- Prince George's County is cracking down on illegal home-based businesses.
- Since March 1st, DPIE inspectors have been out in the community engaging with homeowners' associations (HOAs), community partners, and others to raise awareness for this initiative.
- Under the Stepped-Up Enforcement Initiative, owners of businesses that can come into compliance have received assistance from DPIE.
- Those that cannot become compliant have been cited and will be required to stop operating.

For more information, visit DPIE's [Unlicensed Business Enforcement Blitz](#) webpage.



Unlicensed and Illegal Businesses Are Prohibited in Prince George's County!

Any unlicensed business operating where you live, from your yard, or out of your vehicle is an illegal business, and you can receive fines up to \$1,000 a day.



		
Unlicensed vendors may not sell items from the center of intersections.	Food trucks may not vend from the side of public roadways or unapproved locations.	You may not operate a store or use your home to house goods for resale.
		
You may not operate a home car-repair business and/or a paint booth.	You may not run a restaurant, any type of eatery, or sell food at your home or garage.	You may not rent rooms, operate a boarding house, or provide unlicensed housing in a garage or shed.
		
You may not operate an unlicensed day care or elder care center at home.	You may not operate a nail salon at your residence without a permit.	Unlicensed vendors may not sell items from trunks of cars or vehicles.
		
Unlicensed food vendors may not sell from yards, cars or vehicles.	You may not operate pay-to-attend parties or sell alcohol and/or food from your premises.	You may not operate a hair salon or a barber shop at your residence without a permit.

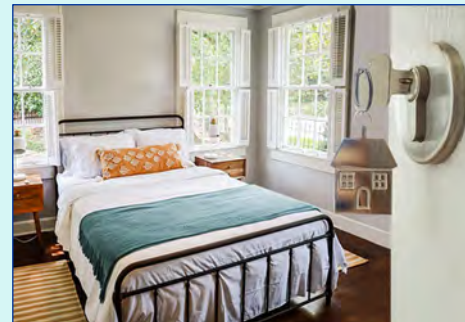
REPORT THESE ILLEGAL BUSINESSES TO PGC311!

Make sure your business is legal and safe. Get a license or permit in Momentum at <https://momentumhome.princegeorgescountymd.gov/>.

Illegal Businesses That CAN Be Brought into Compliance

Targeted businesses that **CAN** come into compliance include:

- Unpermitted Residential Hair Salons and Barber Shops
- Nail Salons
- Food Trucks Vending on Side of Public Roads
- Tax Preparation Business in Your Home
- Unlicensed Room and Boarding House Rentals
- Unlicensed Day or Elder Care
- Operating a Store from Your Home



Illegal Businesses That CAN NOT Be Brought into Compliance

Targeted businesses that **CAN NOT** come into compliance include:

- Running a Restaurant, Any Type of Eatery, or Selling Food from Your Home, Garage or Yard
- Operating a Home Car-Repair Business or Vehicle Paint Booth
- Selling Items from the Center of Intersections or from the Trunks of Vehicles
- Using Your Home to House Goods for Resale
- Operating Pay-to-Attend Parties or Selling Alcohol from Your Premises
- Converting a Single-Family Home into Multifamily Dwelling Units
- Allowing Sheds to Be Used as Living Quarters

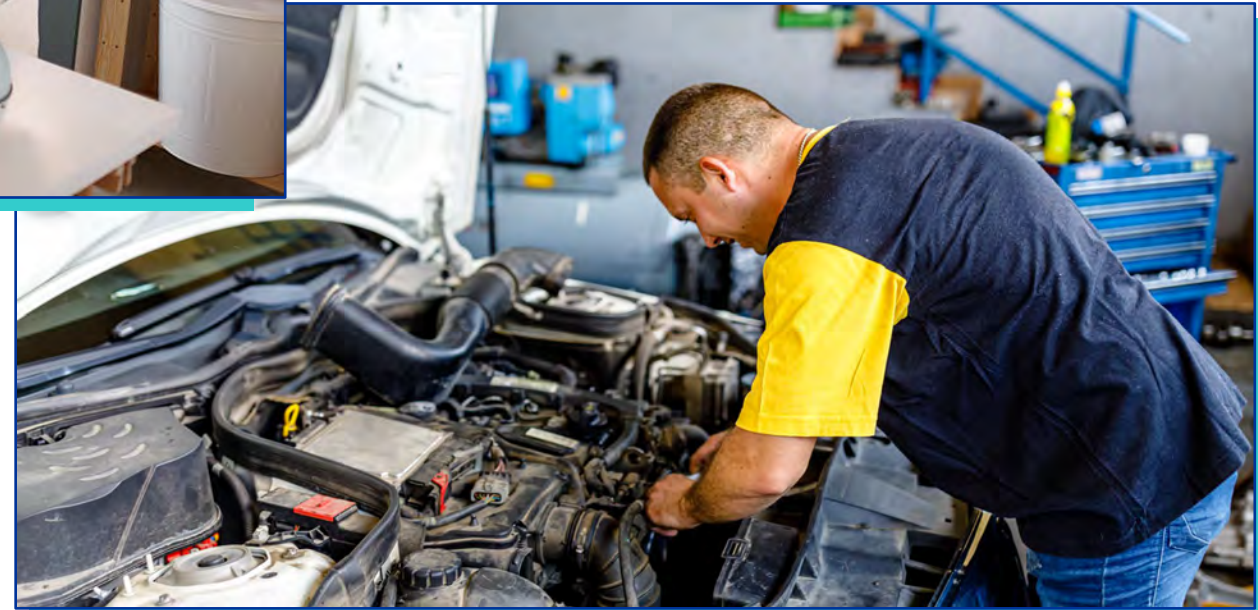
and Other Illegal Businesses. . .



Some Types of Businesses CAN NOT Come into Compliance



- For those businesses that can not come into compliance, DPIE will issue civil citations and violation notices.

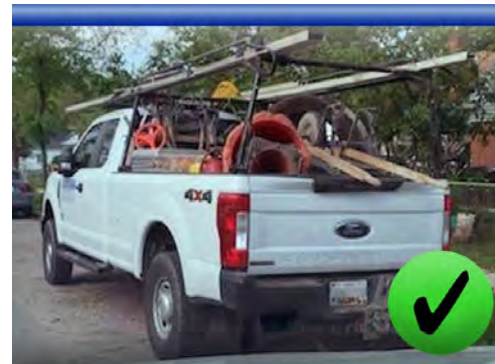


Vehicle Violations in Residential Zones



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**.

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.

Buyer Beware!

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/departments-offices/permitting-inspections-and-enforcement/permits/residential-building>
- Check permits by address:
<https://www.princegeorgescountymd.gov/departments-offices/permitting-inspections-and-enforcement/permits/permits-inspections-search-status-and-history>. 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/departments-offices/permitting-inspections-and-enforcement/about-dpie/mpia-processing-dpie/methods-submitting-mpia-requests>

For more information, call the Permits Office at 301-636-2050, ext. 5 or visit <https://www.princegeorgescountymd.gov/departments-offices/permitting-inspections-and-enforcement/permits/online-permit-services>.

Who Handles That?

	DPIE	DoE	DPW&T	Other
	Parking complaints			
	✓			
				✓
				✓
	Street maintenance			
			✓	
				✓
				✓

Who Handles That?

	DPIE	DoE	DPW&T	Other	
	Trash				
	<ul style="list-style-type: none"> DPIE addresses trash on residential or commercial lots and private property. 	✓			
	<ul style="list-style-type: none"> DoE collects trash, recycle, bulky trash and yard trim. 		✓		
	<ul style="list-style-type: none"> DPW&T addresses complaints about trash on sidewalks, roads, public rights-of-way, etc. 		✓		
	Drainage issues/flooding				
	<ul style="list-style-type: none"> Homeowners should address property maintenance. See DoE's Residential Drainage booklet for details. 				✓
	<ul style="list-style-type: none"> DPIE responds to drainage complaints in new subdivisions under permit and those related to structures and unpermitted construction. 	✓			
	<ul style="list-style-type: none"> DPW&T responds to problems that occur on County streets, in the public storm drain system, etc. 			✓	
	<ul style="list-style-type: none"> DoE responds to drainage complaints related to grading, environmental issues, etc. 		✓		

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.
- Publishes a quarterly e-newsletter called [DPIE Developments](#) and periodic bulletins. You may subscribe at [Subscribe My PGC](#).
- Presents information for citizens and HOA/Civic Groups. DPIE is participating in the County's priority to reduce litter by decreasing document printing. Property maintenance information is available via the [Public Information tab](#), or you may go directly to the [Publications list](#).



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

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

Information Translations

El Departamento de Permisos, Inspecciones y Cumplimiento
(The Department of Permitting, Inspections and Enforcement (DPIE))

¡Operar un restaurante y vender comida en casa es ilegal!



-  **¡Fuego!** Cocinar grandes cantidades de alimentos en un departamento, condominio, casa de pueblo o casa unifamiliar puede ocasionar incendios porque se pueden encender estufas no diseñadas para la producción en masa de comidas.
-  **¡Envenenamiento por monóxido de carbono!** Muchas residencias no están equipadas con sistemas de ventilación adecuados para la producción en masa de comidas. Respirar monóxido de carbono puede provocar lesiones graves.
-  **¡Peligro extraño!** Traer extraños a su casa para comprar alimentos expone a su familia a personas posiblemente sin escrúpulos que pueden regresar más tarde sin invitación.
-  **¡Ratas y cucarachas!** Las ratas se sienten atraídas por todo tipo de alimentos y las cucarachas acuden en masa a los mostradores, armarios y pisos donde se han arrojado los alimentos. ¡Las áreas de almacenamiento y preparación de alimentos que se utilizan para producir grandes cantidades de alimentos pueden atraer alimañas y sus gérmenes!
-  **¡Violación de distanciamiento social COVID-19!** Tener más de unas pocas personas dentro de una residencia viola los estándares de distanciamiento social ordenados por nuestros legisladores para mantenernos a salvo durante la emergencia actual de COVID-19. COVID-19 es una enfermedad viral grave que se transmite a través de la exposición de una persona sana a una persona infectada. Usar una máscara, lavarse las manos con frecuencia y mantener una distancia de al menos seis (6) pies de los demás son las mejores herramientas para ayudar a prevenir la propagación del virus.

Operar un restaurante ilegal o una operación de venta de alimentos puede generar una multa de hasta \$2,300 y otras consecuencias.

¡No te pongas a ti ni a tu familia en riesgo! ¡No cree molestias públicas para su vecindario!

Si está operando un restaurante ilegal o vendiendo comida en casa, ¡DETÉNGASE inmediatamente!

Para obtener más información sobre los mercados de agricultores, los camiones de comida y otras opciones permitidas para vender alimentos, visite el sitio web de DPIE en dpi.e.mypgc.us.



- 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 dpi.e.mypgc.us.

Contact PGC311 First!

Reach out to PGC311 first to report a possible code violation or to submit another County service request.



Contact PGC311 by calling **311** or **301-883-4748** outside of Prince George's County or on the website at [PGC311.com](https://www.pgc311.com).

DPIE

DEPARTMENT OF PERMITTING,
INSPECTIONS AND ENFORCEMENT



Thank you!

Contact:

Public Information Officer

AVIS THOMAS-LESTER

athomaslester@co.pg.md.us

301-636-2053

for more information.

Visit the DPIE website at

dpiе.mypgc.us.