



# Community Partners Meeting

April 2, 2026



# Message from the Director



## *Happy Spring!*

My staff has geared up for spring and everything that it brings, including new business and residential projects! We look forward to working with you on your entrepreneurial endeavors, new businesses, home improvements, etc.

We've got several exciting new initiatives and updates to existing programs. We are constantly evolving to offer you even better service.

Keep in touch on our social media and watch our website for updates.

*Dawit Abraham*



# DPIE Agency Contacts



Director  
**Dawit Abraham**

Chief of Staff  
**Lori Parris**

Deputy Director  
**LaMont Hinton**

Deputy Director  
**Mary Giles**

Business Development Chief  
**Charles Cooper**

Communications Mgr./PIO  
**Avis Thomas-Lester**

[DPIEPIO@co.pg.md.us](mailto:DPIEPIO@co.pg.md.us)

[dpie.mypgc.us](http://dpie.mypgc.us)

301-636-2020

**Permitting and Licensing — Vincent Parker, Associate Director**

**301-636-2050**

Processes building and site plan permits; issues licenses

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

**Building Plan Review — Nabeel Waseem, 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 — Regis M. Bryant, Deputy Director, OHS**

**301-883-6168**

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

[Code Enforcement](#)



# Permitting & Licensing





# 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](http://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!**



# Demystifying Residential Permitting

- Before submitting a permit request, review DPIE's *Homeowner Residential Permitting Guide*.
- DPIE has developed the [Homeowner Residential Permitting Guide](#) to demystify the permit process, explain the process, and serve as a guide on how to successfully pull permits in Prince George's County for residential homeowners.

## HOMEOWNER RESIDENTIAL PERMITTING GUIDE

 A Homeowner Guide to Permitting and the Virtual Permit Center (VPC) Process 



# Permitting for Businesses





# Business Development Section (BDS)



- **Our Mission**

The Business Development Section (BDS) helps entrepreneurs and business owners navigate the permitting, licensing, construction and inspection processes, spurring economic development in the County. The team continues to grow to assist more entrepreneurs.

- **Guidance to the Business Community**

The BDS assists with permits, inspections, and licenses, including the application process and preliminary design review. It coordinates with agency personnel and other government agencies to facilitate permitting.

- **Fast Track Permitting Program for Small Businesses**

Fast Track was designed to help those aspiring to open a business navigate the processes necessary to becoming business owners. Through Fast Track, we are reducing delays, improving coordination, and giving entrepreneurs a clear path to opening their doors.





# Permit Rapid Response Team (PRRT)



## HERE TO HELP YOUR PROJECT

Do you need the permits expedited for your major, high-impact development project? The Permit Rapid Response Team (PRRT) can help! The new process replaces the former Mega Projects Suite, making permitting for your major projects easier and faster.

### Key Aspects

- The Permit Rapid Response Team expedites the permitting process for 5–10 high-impact projects.
- Projects must be nominated and accepted by DPIE. Eligible projects include commercial, office, retail, and mixed-use developments that are considered high-impact due to the quality of development and their potential for job generation.



Develop Your Projects Faster and Elevate Prince George's County!

## THE DPIE PERMIT RAPID RESPONSE TEAM *Here to Help Your Project Develop!*

Do you need the permits expedited for your major, high-impact development project? The Permit Rapid Response Team (PRRT) can help! The new process replaces the former Mega Projects Suite, making permitting for your major projects easier and faster.

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- Projects must be nominated and accepted by DPIE. Eligible projects include commercial, office, retail, and mixed-use developments that are considered high-impact due to the quality of development and their potential for job generation.

### Examples of nominated projects include:

- National Capital Business Park, Upper Marlboro
- New Carrollton Metro
- Discovery District, Riverdale
- Elion LP, Brandywine
- Cheverly Hospital Redevelopment
- Redevelopment of Six Flags, Upper Marlboro
- Redevelopment of Washington Commanders Stadium

- Host biweekly permit meetings with stakeholders during the permitting stage.
- Participating agencies include DPIE, M-NCPPC, PGSCD, WSSC, the Health Department and MSHA.
- Each agency must appoint high-level staff with decision-making authority.
- Permit applicants must hire third-party/peer review engineers for engineering permit reviews.
- Permit applicants must bring the development team, design professionals, third-party/peer reviewers, and permit expeditors to engage in the relay and rapid response approach.
- Permit applicants must provide/update a permit tracker with submittal dates, permit issuance dates, and agency permit numbers.
- Hold monthly construction-phase meetings with project developers, construction contractors, architects/engineers, DPIE inspectors, and permitting staff, third-party inspectors, etc., as needed.

Department of Permitting, Inspections and Enforcement





# Inspections





# 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.



# 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. 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 or visit [Permits Online](#).

**Be proactive! Take action BEFORE you buy!**



# Verify Before You Buy!



Before you purchase a residential or commercial property in Prince George's County, do your due diligence by researching the following aspects of the property:



## CODE VIOLATIONS

File a Maryland Public Information Act Request ([MPIA](#)) to check violations.



## DRAINAGE AND FLOODING ISSUES

See a [comprehensive report](#).



## PERMIT HISTORY

Check the [permit history](#) on any property and visit [PGAtlas](#) for additional information.



## PERMIT YOUR PROJECT

Read the [Homeowners Guide to Permits](#) for home improvement projects that require permits.



## UNPERMITTED CONSTRUCTION ( FLIPPED PROPERTIES )

Check the [permit history](#) and the State Department of Assessments and Taxation ([SDAT](#)) to verify renovations were permitted.



## NUISANCE PROPERTIES

File an [MPIA Request](#) to determine if the property has been referred to the Nuisance Abatement Board. Check Data Prince George's for [crime stats](#).



## RENTAL LICENSES

For single family and short-term rentals, file an [MPIA Request](#) for information.



## ZONING ( M-NCPPC )

Determine if a property is zoned for commercial or residential use and find other zoning information by visiting [PGAtlas](#).

*A little investigation now will protect you from problems later!*



# Specialty Units





# 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 scheduled within 30 days of the request, and decisions are rendered within 30 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.



# Public Information Office

[DPIEPIO@co.pg.md.us](mailto: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](http://dpie.mypgc.us) website's [Public Information](#) page.
- For flyers and PowerPoints, click DPIE Resources → [Publications](#) → [PowerPoints](#) on our website.
- We also publish [Information in Spanish](#).



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

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



*For questions, contact*  
**Comms. Mgr./Public Information Officer**  
**AVIS THOMAS-LESTER**  
**[DPIEPIO@co.pa.md.us](mailto:DPIEPIO@co.pa.md.us) or 301-636-2053.**  
**Visit the DPIE website at [dpiе.mvpaс.us](http://dpiе.mvpaс.us).**