

Welcome

Community Partners

Fall 2025

Message from the Director



Hello, Community Partners!

We are happy for the opportunity to meet with you! A lot of exciting things are happening at DPIE. Our Mega Projects Suite has been replaced by the Permit Rapid Response Team (PRRT) for large-scale projects. Our Business Development Section (BDS) has been expanded to assist more small businesses. One of the most exciting projects is our work to address outstanding nuisance complaints through County Executive Aisha Braveboy's Project Elevate — Strike Force 311 initiative.

Our new motto, ***DPIE Does It!***, was created to spotlight the work we do every day in the community. Please continue to report violations. Watch for updates and information about our work on our website and social media.

We take pride in serving you.

Dawit Abraham

Key Agency Contacts

Director
Dawit Abraham

Chief of Staff
Lori Parris

Deputy Director
LaMont Hinton

Deputy Director
Mary Giles

Business
Development Officer
Charles Cooper

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

dpie.mypgc.us
301-636-2020

Permitting and Licensing — Michael Brown, Acting 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 — Valerie Cary, Associate Director 301-883-6168

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

Code Enforcement

DPIE in the News

State Attorney General Anthony Brown recently announced a record \$11.2 million settlement on behalf of tenants at the 459-unit Heather Hill Apartments in Temple Hills against the complex's owners and management. He and County Executive Aisha Braveboy praised DPIE's work in citing the complex for violations, including operating without a rental license, rodent infestation, and more. The settlement is the largest of its kind in Maryland history.



“I am so grateful to my good friend and colleague Attorney General Anthony Brown for making the announcement of this settlement here in Prince George's County.”

“I also want to commend the work of my Department of Permitting, Inspections and Enforcement — DPIE — for the work it did to assist the Office of the Attorney General on this important case.”

— County Executive Aisha Braveboy

The background of the slide is a deep blue with a subtle grid pattern. It is decorated with various autumn-themed illustrations: large maple leaves in shades of orange and red, smaller yellow and green leaves, and clusters of red and yellow berries. The DPiE logo is centered at the top, featuring the letters 'DPiE' in a blue, outlined font with a green-to-blue gradient bar above the 'i'. Below the logo, the full name of the department is written in white capital letters.

DPiE

DEPARTMENT OF PERMITTING,
INSPECTIONS AND ENFORCEMENT

DPiE
DEPARTMENT OF PERMITTING,
INSPECTIONS AND ENFORCEMENT

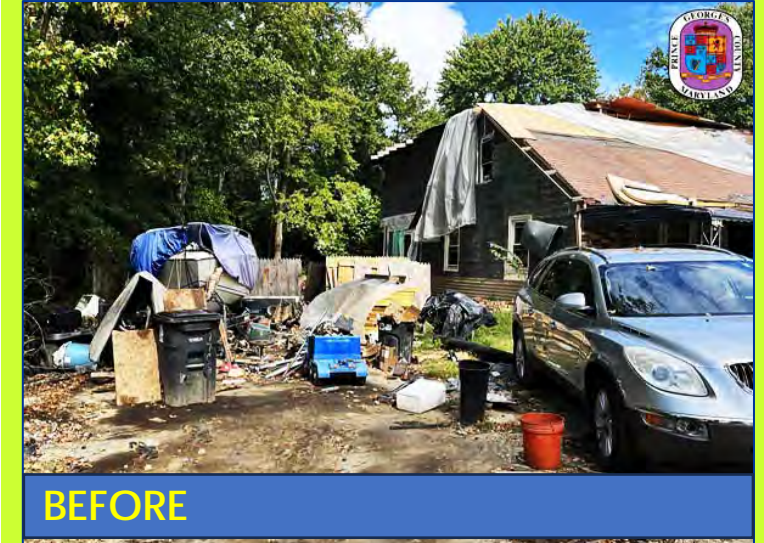
New **INITIATIVES**

Project Elevate — Strike Force 311



County staff meet with CEX Braveboy (center) at a property clean.

CEX Braveboy's Strike Force 311 program focuses on addressing a backlog of complaints for trashy lots, junk cars, potholes, etc. DPIE is among the agencies charged with reducing the backlog. Since the program started in early August, 80 percent of the 13,000 pending cases — more than 10,000 — have been resolved.



Project Elevate — Strike Force 311



DPIE has addressed outstanding nuisance violations on hundreds of properties:

- Nine illegal street food vendors were shut down and the sites cleared in Langley Park.
- 20 Illegal vehicles were towed from a residential street in Riverdale.
- Several properties in violation — from Beltsville to Brandywine — were cleaned and liens placed.
- DPIE is working to bring shopping centers in violation into compliance.



Business Development Section (BDS) Expansion



DPIE Director Dawit Abraham (third from right) enhanced the BDS team with two new positions to meet the increasing requests of local entrepreneurs for assistance in opening small businesses.

Who We Are

- The Business Development Section (BDS) helps entrepreneurs and business owners navigate the permitting, licensing, construction and inspection processes.

Our Mission

- To spur economic growth and regulatory compliance through collaboration between businesses and government.



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



Business Development Section (BDS)

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What We Offer

- ✓ **Guidance to the Business Community**
Assistance with permits, inspections, and licenses, including the permit applications process and preliminary design review. Schedule a DPIE Business Consultation today!
- ✓ **Permit Expediting Program for Small Businesses (NEW)**
Offered at no cost other than standard permit fees, this service is perfect for tenant fit outs or expansions. Permit processing and engineering plan review will be completed within 10 business days for each review cycle. This program is geared to local businesses looking to occupy 5,000 square-feet or smaller light commercial structures. Visit the BDS webpage for details.
- ✓ **Business Closeout Survey (NEW)**
At the end of your permitting experience, we offer a brief survey to allow you share your thoughts to help us continue to improve our services.
- ✓ **Partnership Building**
Be connected to construction resources, agencies, and business networks and provided invaluable information on compliance, permitting, and development during DPIE consultations.

Why Choose Prince George's County?

- ✓ **Dedicated Team**
The BDS recently expanded the team by two new engineering tech/business specialists to provide more help to businesses! The BDS and Customer Success Unit are committed to helping you move successfully through every step of the regulatory requirements.
- ✓ **Dynamic Business Environment**
The County is a thriving environment for entrepreneurs and expanding businesses alike!
- ✓ **Cross Agency Coordination**
County agencies collaborate to respond to the needs of the business community.
- ✓ **Community Growth**
DPIE actively supports the local business community through outreach events and advocacy efforts. Visit our website for details of upcoming events.

BDS Assistance to Businesses

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New: Permit Rapid Response Team (PRRT)

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.

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!

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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

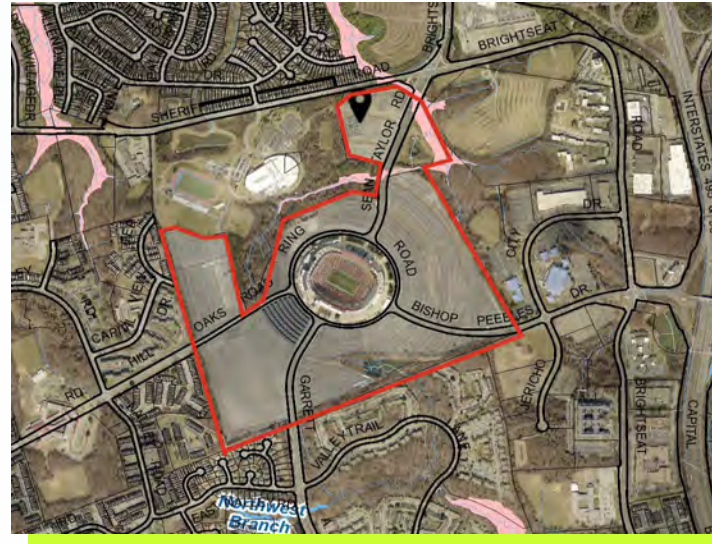


Permit Rapid Response Team (PRRT)

Examples of nominated projects include the following flagship projects:



Six Flags Redevelopment
Upper Marlboro



Commanders Stadium Redevelopment
Landover



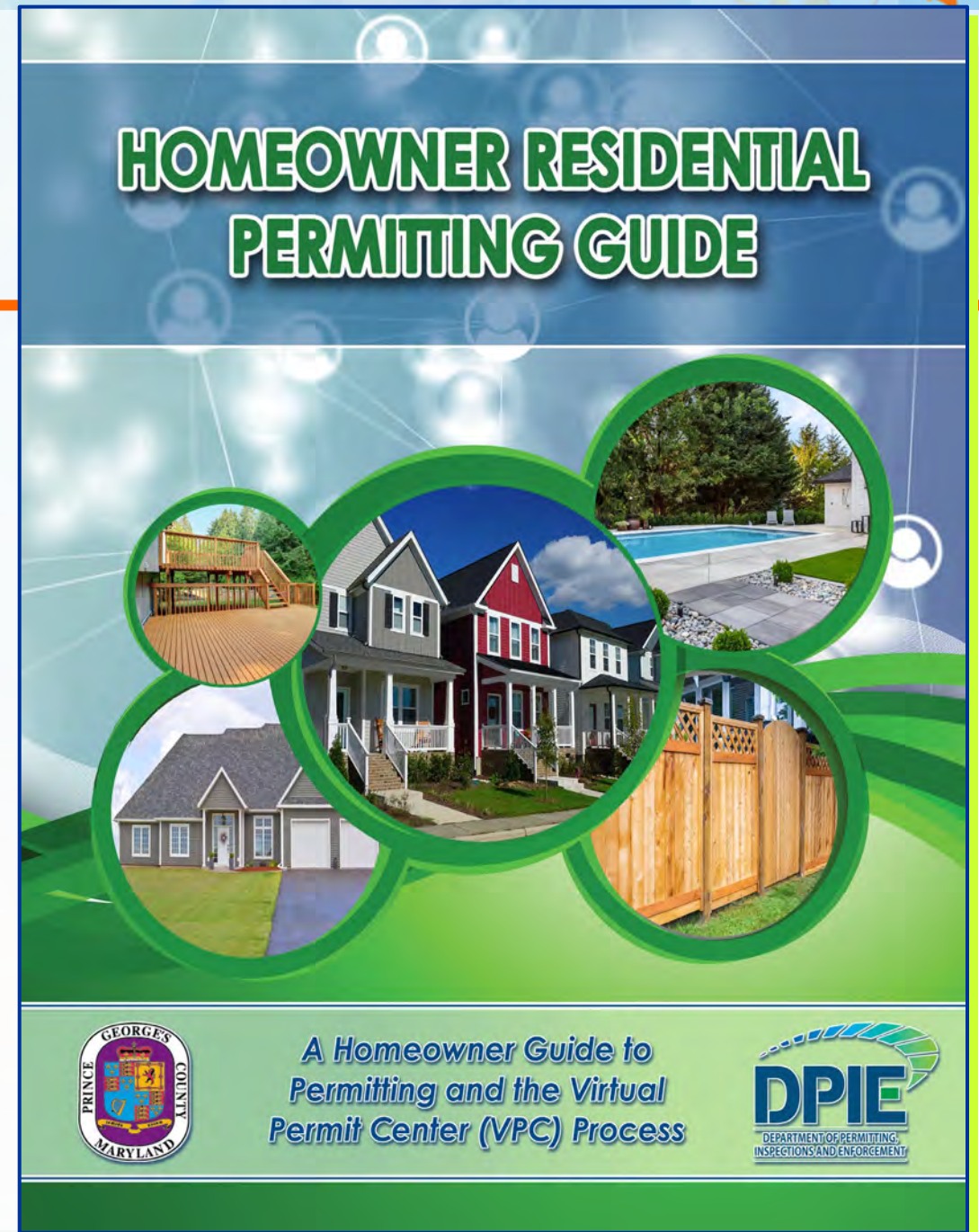
Morgan Boulevard Redevelopment, Largo

The PRRT was created to expedite the permitting process for up to 10 high-impact development projects. To nominate a commercial, office, retail, or mixed-use development project, submit the PRRT nomination form.

Permit Rapid Response Team Project Nomination Form: <https://www.surveymonkey.com/r/FYC566T>

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.





DPIE

DEPARTMENT OF PERMITTING,
INSPECTIONS AND ENFORCEMENT

FYI

FOR RESIDENTS



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 for pay 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 DPPE and other agencies are empowered to take to address violations. DPPE 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 DPPE 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 DPPE 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 DPPE

For additional information, visit the DPPE website at <http://dppe.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.

	Industrial	Commercial	Residential
Day/Night			
Day	75	67	65
Night	75	62	55

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.



- 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!

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.”

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

How Does DPIE Address Noncompliance?



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.



Administrative Hearing Unit (AHU)

- The AHU handles complaints about unlawful vehicles, open storage, trash and debris, tall grass and weeds, unpermitted construction and 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.



General **INFORMATION**

Accessing Information from DPIE

Many of DPIE's records are searchable at no cost or delay to the requester.

- **History by Address**

To search for permits by property address or permit history before 2023 in our legacy ePermits system, visit: [Permit Search \(princegeorgescountymd.gov\)](https://princegeorgescountymd.gov/PermitSearch). If you would like a copy of a permit, request one using the MPIA form.

- **Inspection History**

To search for inspection history by permit number before 2023 in our legacy ePermits system, visit: [Inspections History By Permit Number \(princegeorgescountymd.gov\)](https://princegeorgescountymd.gov/InspectionsHistoryByPermitNumber).

- **LookSee — Property Explorer**

To research permits and properties in Prince George's County, use [LookSee](https://princegeorgescountymd.gov/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**

DPIE's Application Tracker is a tool in our Momentum system that gives users a snapshot of where a permit application is in the plan review process. To use Application Tracker, enter your Application Number into the [DPIE Application Tracker](https://princegeorgescountymd.gov/DPIEApplicationTracker) portal and see your plan review progress. Each review has a status listed at the bottom of the page (Pending, Under Review, Completed, Hold for Corrections, Out to Applicant).

- **Data Prince George's**

[Data Prince George's](https://princegeorgescountymd.gov/DataPrinceGeorge) provides data on communities, County Government, finance, public safety, urban planning, education, health and the environment.

Request information about code violations, liens, rental licenses, site plans and other documents using the [MPIA form](https://princegeorgescountymd.gov/MPIAform).

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.



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](#) | [YouTube](#)



For service requests or to report violations, call **311** or **301-883-4748** (outside of the County) or access the website at [PGC311.com](https://www.pgc311.com).



Thank You!

CONTACT:

**DPIE Public Information Officer
AVIS THOMAS-LESTER**

DPIEPIO@co.pg.md.us

301-636-2053 for more information.

Visit the DPIE website at dpie.mypgc.us.