

Department of Permitting, Inspections, and Enforcement



MISSION AND SERVICES

The Department of Permitting, Inspections, and Enforcement (DPIE) promotes economic development and redevelopment in Prince George's County and protects the health and safety of County residents, businesses, and visitors through highly integrated and efficient permitting, inspection, and licensing services that ensure compliance with established building codes and property standards.

CORE SERVICES

- Perform technical review of building permit plans and site road development permits for new construction and associated land development for residential, commercial, industrial buildings, utility construction, floodplain studies, water and sewer category amendments, and right of way conveyance
- Perform inspection and enforce building, site development, road codes, and regulations pertaining to buildings, zoning, site work, and environmental standards
- Provide inspection services on approved/issued construction permits
- Perform inspections and enforce housing and property maintenance codes, anti-litter and weed ordinances, and zoning ordinances
- Provide general customer service to address quality of life issues
- Assist small businesses in navigating the County permitting and licensing systems

FY 2026 KEY ACCOMPLISHMENTS

- Oversaw the daily operation of the permanent rent stabilization program.
- Completed 580 reviews per month under the building plan review division.
- Reduced the backlog of building plan review cases in queue from 25 business days to less than 15 business days, completed reviews of Business Development cases within 5 business days, and, through 311 Strike Force, cleared overdue service requests significantly.
- Granted over a dozen code modifications to allow construction projects to achieve alternative compliance while meeting the intent and spirit of the code.
- Supported multiple State agencies in providing data to represent Prince George’s County permit demographics.

STRATEGIC FOCUS AND INITIATIVES IN FY 2027

The agency’s top priorities in FY 2027 are:

- Reduce the time duration between a permit application and its issuance.
- Continue to support the County Executive’s priority areas around using permitting to empower economic growth and development.
- Promote healthy communities and quality of life for County residents, businesses, and visitors by inspecting new and established residential and commercial properties for compliance with County codes and regulations.
- Continue to train and develop staff in new technologies, updated codes, and customer service skills.

FY 2027 BUDGET SUMMARY

The FY 2027 proposed budget for the Department of Permitting, Inspections, and Enforcement is \$24,313,400, a decrease of -\$8,652,500 or -26.2% under the FY 2026 approved budget.

Expenditures by Fund Type

Fund Types	FY 2025 Actual		FY 2026 Budget		FY 2026 Estimate		FY 2027 Proposed	
	Amount	% Total						
General Fund	\$34,957,200	100.0%	\$32,965,900	100.0%	\$34,315,000	99.2%	\$24,313,400	100.0%
Grant Funds	—	0.0%	—	0.0%	270,500	0.8%	—	0.0%
Total	\$34,957,200	100.0%	\$32,965,900	100.0%	\$34,585,500	100.0%	\$24,313,400	100.0%

Reconciliation from Prior Year

	Expenditures
FY 2026 Approved Budget	\$32,965,900
Increase Cost: Operating Expenses — Increased funding in general contracts, vehicle maintenance, and office equipment to meet anticipated operational needs	\$678,000
Increase Cost: Compensation - Mandated Salary Requirements	652,600
Shift: Transfer from the Office of the County Executive - Compensation — Increase due to the transfer of four positions (two Administrative Assistants and two Administrative Specialists) from the Office of the County Executive	620,000
Increase Cost: Technology Cost Allocation — Increase in OIT charges based on anticipated countywide cost for technology	425,600

Reconciliation from Prior Year *(continued)*

	Expenditures
Shift: Transfer from the Office of the County Executive - Fringe Benefits — Increase due to the transfer of four positions (two Administrative Assistants and two Administrative Specialists) from the Office of the County Executive	214,400
Increase Cost: Fringe Benefits — Increase to align with compensation adjustments	227,100
Decrease Cost: Recovery Increase — Increase in recoveries based on the current recovery rates for eligible DPIE divisional expenses from the Department of the Environment (DOE) Stormwater Management fund	(614,700)
Shift: Transfer of Enforcement Division to the Office of Homeland Security - Office Automation — Decrease due to the transfer of the DPIE Enforcement Division to the County's Office of Homeland Security (OHS) Code of Compliance Division	(1,027,700)
Shift: Transfer of Enforcement Division to the Office of Homeland Security - Operating Expenses — Decrease due to the transfer of the DPIE Enforcement Division to the County's Office of Homeland Security (OHS) Code of Compliance Division	(1,143,300)
Shift: Transfer of Enforcement Division to the Office of Homeland Security - Fringe Benefits — Decrease due to the transfer of the DPIE Enforcement Division to the County's Office of Homeland Security (OHS) Code of Compliance Division	(2,251,000)
Shift: Transfer of Enforcement Division to the Office of Homeland Security - Compensation — Decrease due to the transfer of the DPIE Enforcement Division to the County's Office of Homeland Security (OHS) Code of Compliance Division. This action will transfer 86 full time positions from DPIE to OHS	(6,433,500)
FY 2027 Proposed Budget	\$24,313,400

STAFF AND BUDGET RESOURCES

Authorized Positions	FY 2024 Budget	FY 2026 Budget	FY 2027 Proposed	Change FY26-FY27
General Fund				
Full Time - Civilian	319	321	239	(82)
Full Time - Sworn	0	0	0	0
Subtotal - FT	319	321	239	(82)
Part Time	0	0	0	0
Limited Term	0	0	0	0
TOTAL				
Full Time - Civilian	319	321	239	(82)
Full Time - Sworn	0	0	0	0
Subtotal - FT	319	321	239	(82)
Part Time	0	0	0	0
Limited Term	0	0	0	0

Positions By Classification	FY 2027		
	Full Time	Part Time	Limited Term
Account Clerk	2	0	0
Accountant	1	0	0
Administrative Aide	25	0	0
Administrative Assistant	7	0	0
Administrative Specialist	11	0	0
Associate Director	6	0	0
Budget Management Analyst	3	0	0
Community Developer	2	0	0
Construction Standards Code Enforcement Officer	4	0	0
Construction Standards Inspector	63	0	0
Deputy Director	2	0	0
Director	1	0	0
Engineer	35	0	0
Engineer Reviewer	19	0	0
Engineering Technician	31	0	0
Environmental Health Specialist	5	0	0
Executive Administrative Aide	1	0	0
General Clerk	1	0	0
Human Resources Analyst	4	0	0
Info Tech Engineer	3	0	0
Info Tech Manager	1	0	0
Info Tech Project Coordinator	1	0	0
Paralegal Supervisor	1	0	0
Permits Specialist	4	0	0
Permits Supervisor	3	0	0
Property Standards Inspector	2	0	0
Realty Specialist	1	0	0
TOTAL	239	0	0

Expenditures by Category - General Fund

Category	FY 2025 Actual	FY 2026 Budget	FY 2026 Estimate	FY 2027 Proposed	Change FY26-FY27	
					Amount (\$)	Percent (%)
Compensation	\$29,213,594	\$30,059,600	\$31,551,800	\$24,898,700	\$(5,160,900)	-17.2%
Fringe Benefits	9,986,510	10,520,200	10,913,300	8,710,700	(1,809,500)	-17.2%
Operating	11,707,516	10,497,400	11,007,000	9,430,000	(1,067,400)	-10.2%
Capital Outlay	—	—	—	—	—	—
SubTotal	\$50,907,620	\$51,077,200	\$53,472,100	\$43,039,400	\$(8,037,800)	-15.7%
Recoveries	(15,950,420)	(18,111,300)	(19,157,100)	(18,726,000)	(614,700)	3.4%
Total	\$34,957,200	\$32,965,900	\$34,315,000	\$24,313,400	\$(8,652,500)	-26.2%

In FY 2027, compensation expenditures decrease -17.2% under the FY 2026 budget due to the transfer of the Enforcement Division to the Office of Homeland Security (OHS). Funding is provided for the annualization of FY 2026 and planned FY 2027 salary adjustments. Compensation costs include funding for 234 out of 239 full time positions, four personal service contracts for hearing officers, and eight temporary/seasonal employees. Four positions, two Administrative Assistants and two Administrative Specialists, will be transferred from the Office of the County Executive to support County initiatives and priorities. Fringe Benefits expenditures decrease -17.2% under the FY 2026 budget to align with compensation adjustments and projected cost for healthcare and pension expenses.

Operating expenditures decrease -10.2% under the FY 2026 budget due to funding reductions in office equipment, vehicle repair and maintenance, OIT technology cost, training cost, and engineering consulting services. Funding in the amount of \$3.9 million will support the County’s permitting and licensing system.

Recoveries increase 3.4% over the FY 2026 budget to reflect current recovery rates and eligible agency expenditures. Recoveries are from the Department of the Environment (DOE) Stormwater Management Fund.

Expenditures by Division - General Fund

Category	FY 2025 Actual	FY 2026 Budget	FY 2026 Estimate	FY 2027 Proposed	Change FY26-FY27	
					Amount (\$)	Percent (%)
Director's Office	\$8,203,137	\$9,281,900	\$9,328,700	\$10,722,800	\$1,440,900	15.5%
Permitting and Licensing	3,245,432	2,815,600	3,299,700	2,875,000	59,400	2.1%
Site/Road Plan Review	1,506,750	1,032,600	1,032,700	1,197,300	164,700	16.0%
Building Plan Review	4,690,537	5,097,800	5,570,300	5,275,600	177,800	3.5%
Inspections	4,849,862	3,882,500	4,370,100	4,242,700	360,200	9.3%
Enforcement	12,461,482	10,855,500	10,713,500	—	(10,855,500)	-100.0%
Total	\$34,957,200	\$32,965,900	\$34,315,000	\$24,313,400	\$(8,652,500)	-26.2%

General Fund - Division Summary

Category	FY 2025 Actual	FY 2026 Budget	FY 2026 Estimate	FY 2027 Proposed	Change FY26-FY27	
					Amount (\$)	Percent (%)
Director's Office						
Compensation	\$4,883,999	\$5,673,900	\$5,673,900	\$6,249,100	\$575,200	10.1%
Fringe Benefits	1,697,789	1,985,900	1,929,100	2,103,700	117,800	5.9%
Operating	4,642,001	4,570,300	4,835,200	5,582,800	1,012,500	22.2%
Capital Outlay	—	—	—	—	—	
SubTotal	\$11,223,789	\$12,230,100	\$12,438,200	\$13,935,600	\$1,705,500	13.9%
Recoveries	(3,020,652)	(2,948,200)	(3,109,500)	(3,212,800)	(264,600)	9.0%
Total Director's Office	\$8,203,137	\$9,281,900	\$9,328,700	\$10,722,800	\$1,440,900	15.5%
Permitting and Licensing						
Compensation	\$3,771,093	\$3,714,100	\$3,992,800	\$3,848,700	\$134,600	3.6%
Fringe Benefits	1,399,789	1,299,900	1,357,600	1,392,500	92,600	7.1%
Operating	983,011	985,700	1,670,300	899,900	(85,800)	-8.7%
Capital Outlay	—	—	—	—	—	
SubTotal	\$6,153,893	\$5,999,700	\$7,020,700	\$6,141,100	\$141,400	2.4%
Recoveries	(2,908,461)	(3,184,100)	(3,721,000)	(3,266,100)	(82,000)	2.6%
Total Permitting and Licensing	\$3,245,432	\$2,815,600	\$3,299,700	\$2,875,000	\$59,400	2.1%
Site/Road Plan Review						
Compensation	\$4,422,717	\$4,315,300	\$4,594,000	\$4,508,200	\$192,900	4.5%
Fringe Benefits	1,492,559	1,510,400	1,562,000	1,632,200	121,800	8.1%
Operating	441,538	728,900	728,900	804,100	75,200	10.3%
Capital Outlay	—	—	—	—	—	
SubTotal	\$6,356,814	\$6,554,600	\$6,884,900	\$6,944,500	\$389,900	5.9%
Recoveries	(4,850,064)	(5,522,000)	(5,852,200)	(5,747,200)	(225,200)	4.1%
Total Site/Road Plan Review	\$1,506,750	\$1,032,600	\$1,032,700	\$1,197,300	\$164,700	16.0%
Building Plan Review						
Compensation	\$3,177,495	\$3,313,000	\$3,690,400	\$3,534,700	\$221,700	6.7%
Fringe Benefits	1,093,453	1,159,600	1,254,700	1,217,200	57,600	5.0%
Operating	419,589	625,200	625,200	523,700	(101,500)	-16.2%
Capital Outlay	—	—	—	—	—	
SubTotal	\$4,690,537	\$5,097,800	\$5,570,300	\$5,275,600	\$177,800	3.5%
Recoveries	—	—	—	—	—	
Total Building Plan Review	\$4,690,537	\$5,097,800	\$5,570,300	\$5,275,600	\$177,800	3.5%

General Fund - Division Summary *(continued)*

Category	FY 2025 Actual	FY 2026 Budget	FY 2026 Estimate	FY 2027 Proposed	Change FY26-FY27	
					Amount (\$)	Percent (%)
Inspections						
Compensation	\$6,553,388	\$6,609,800	\$6,888,500	\$6,758,000	\$148,200	2.2%
Fringe Benefits	2,070,881	2,313,400	2,427,800	2,365,100	51,700	2.2%
Operating	1,396,836	1,416,300	1,528,200	1,619,500	203,200	14.3%
Capital Outlay	—	—	—	—	—	
SubTotal	\$10,021,105	\$10,339,500	\$10,844,500	\$10,742,600	\$403,100	3.9%
Recoveries	(5,171,243)	(6,457,000)	(6,474,400)	(6,499,900)	(42,900)	0.7%
Total Inspections	\$4,849,862	\$3,882,500	\$4,370,100	\$4,242,700	\$360,200	9.3%
Enforcement						
Compensation	\$6,404,902	\$6,433,500	\$6,712,200	\$—	\$(6,433,500)	-100.0%
Fringe Benefits	2,232,039	2,251,000	2,382,100	—	(2,251,000)	-100.0%
Operating	3,824,541	2,171,000	1,619,200	—	(2,171,000)	-100.0%
Capital Outlay	—	—	—	—	—	
SubTotal	\$12,461,482	\$10,855,500	\$10,713,500	\$—	\$(10,855,500)	-100.0%
Recoveries	—	—	—	—	—	
Total Enforcement	\$12,461,482	\$10,855,500	\$10,713,500	\$—	\$(10,855,500)	-100.0%
Total	\$34,957,200	\$32,965,900	\$34,315,000	\$24,313,400	\$(8,652,500)	-26.2%

DIVISION OVERVIEW

Director's Office

The Office of the Director is responsible for the direction, planning, implementation, and administration of services provided by the agency’s five operating divisions which include the Division of Permitting and Licensing, Division of Site/Road Plan Review, Division of Building Plan Review, Division of Inspections, and Division of Enforcement. The Director works collaboratively with utility companies, State Highway Administration, Maryland National Capital Park and Planning Commission (M-NCPPC), and other government agencies to address interagency concerns.

Assistants and two Administrative Specialists from the County Executives Office.

- An increase in fringe benefit costs to align with the projected costs for healthcare and pension expenses.
- An increase in operating expenses due to increased funding for contracts, technology, and temporary services.
- An increase in recoverable costs based on current recovery rates.

Fiscal Summary

In FY 2027, the division expenditures increase \$1,440,900 or 15.5% over the FY 2026 budget. Staffing resources increase by four due to the transfer of positions from the Office of the County Executive. The primary budgetary changes include:

- An increase in personnel costs due to the annualization of FY 2026 and FY 2027 planned salary adjustments and the transfer of two Administrative

	FY 2026 Budget	FY 2027 Proposed	Change FY26-FY27	
			Amount (\$)	Percent (%)
Total Budget	\$9,281,900	\$10,722,800	\$1,440,900	15.5%
STAFFING				
Full Time - Civilian	46	50	4	8.7%
Full Time - Sworn	0	0	0	0.0%
Subtotal - FT	46	50	4	8.7%
Part Time	0	0	0	0.0%
Limited Term	0	0	0	0.0%

Permitting and Licensing

This division is comprised of four sections: the Permits Administration Section, Special Services (Homeowners and Mega Projects) Suite, Business Licensing Center, and the Cashier’s Office.

The Permits Administration Section is responsible for the core services of the agency such as application processing, plan intake and distribution, telephone coverage, records management, permit renewals, responses to public information requests, dissemination of accurate information, and permit issuance. The adopted building code and the State of Maryland requires that all permit records, including all paperwork and plans, must be archived in accordance with the State’s regulations for file retention. In order to enhance customer service by shortening the time that it takes for the agency to perform a permit issuance, a controlled point of entry was established, and intake personnel are cross-trained for all aspects of permit applications and submittals.

The Special Services Suite manages the fast-track permit processing for major projects that will enhance economic growth in the County and provide support for homeowners with smaller projects. This unit coordinates meetings with customers and the appropriate reviewing disciplines.

The Business Licensing Center regulates various business activities per the County Code by processing and issuing over 25 business licenses and over 15 Health Department licenses. Additionally, staff ensure that certain use and occupancy permits are current and that licenses adhere to professional standards and operate in accordance with the County Code.

The Cashier’s Office accepts cash and check payments from customers paying for business licenses and all

permit types, ensuring County policies and procedures are adhered to for revenue intake.

Fiscal Summary

In FY 2027, the division expenditures increase \$59,400 or 2.1% over the FY 2026 budget. Staffing resources decreased by one position under the FY 2026 budget primarily due to the reallocation of one position to the Inspections division. The primary budget changes include:

- A net increase in compensation due to the annualization of FY 2026 and FY 2027 planned salary adjustments offset with the reallocation of one full time position to the Inspections division.
- An increase in fringe benefit costs primarily to align with compensation adjustments.
- A decrease in operating expenditures primarily due to reductions in funding for temporary service contracts.
- An increase in recoveries based on current recovery rates.

	FY 2026 Budget	FY 2027 Proposed	Change FY26-FY27	
			Amount (\$)	Percent (%)
Total Budget	\$2,815,600	\$2,875,000	\$59,400	2.1%
STAFFING				
Full Time - Civilian	44	43	(1)	-2.3%
Full Time - Sworn	0	0	0	0.0%
Subtotal - FT	44	43	(1)	-2.3%
Part Time	0	0	0	0.0%
Limited Term	0	0	0	0.0%

Site/Road Plan Review

The Site/Road Plan Review Division performs engineering plan, permit review, and approval services pertaining to site grading, drainage, stormwater management, floodplain, traffic, County public and private roads, and site work. This division interacts with developers, engineers, architects, citizens, homeowners, County and State CIP teams, utility companies, and others to assist in the issuance of approvals and permits for site related activities. This division interacts with other agencies (M-NCPPC, Soil Conservation District, Washington Suburban Sanitary Commission (WSSC), State Highway Administration (SHA), Maryland Department of the Environment (MDE), and the U.S. Army Corps of Engineers) to coordinate approvals and permits compatible with approvals issued by these agencies.

The Utility/Technical Support Section implements the policy and specification for utility installation and maintenance in order to enhance the safety and convenience for the traveling public and mitigates the impact of utility work on local community residents.

Fiscal Summary

In FY 2027, the division expenditures increase \$164,700 or 16.0% over the FY 2026 budget. Staffing resources decreased by one due to the reallocation of

one position to the Inspections division. The primary budget changes include:

- A net increase in compensation costs due to annualization of FY 2026 and FY 2027 planned salary adjustments offset with the reallocation of one full time position to the Inspections division.
- An increase in fringe benefit costs to align with compensation requirements.
- An increase in operating costs primarily due to interagency charges.
- An increase in recovered costs based on current recovery rates.

	FY 2026 Budget	FY 2027 Proposed	Change FY26-FY27	
			Amount (\$)	Percent (%)
Total Budget	\$1,032,600	\$1,197,300	\$164,700	16.0%
STAFFING				
Full Time - Civilian	41	40	(1)	-2.4%
Full Time - Sworn	0	0	0	0.0%
Subtotal - FT	41	40	(1)	-2.4%
Part Time	0	0	0	0.0%
Limited Term	0	0	0	0.0%

Building Plan Review

The Building Plan Review Division contains two sections that include Building Plan Review and Health Review.

The Building Plan Review Section is responsible for the following activities:

- Commercial building plan reviews for fire, structural, electrical, mechanical, ADA, energy, and accessibility
- Residential building plan reviews for structural and energy compliance
- Commercial and residential sprinkler reviews
- Commercial fire alarm reviews
- Building code variances and waivers
- Administration of the Electrical Code

The Health Review Section reviews plans and performs inspections related to new well and septic systems, swimming pools, and licensed food establishments.

Fiscal Summary

In FY 2027, the division expenditures increase \$177,800 or 3.5% over the FY 2026 budget. Staffing resources decrease by one due to the reallocation of one

position to the Inspections division. The primary budget changes include:

- A net increase in compensation due to the annualization of FY 2026 and FY 2027 planned salary adjustments offset with the reallocation of one full time position to the Inspections division.
- An increase in fringe benefit expenses to align with the projected costs for healthcare and pension expenses.
- A decrease in operating expenditures due to reductions in funding for engineering and temporary service contracts.

	FY 2026 Budget	FY 2027 Proposed	Change FY26-FY27	
			Amount (\$)	Percent (%)
Total Budget	\$5,097,800	\$5,275,600	\$177,800	3.5%
STAFFING				
Full Time - Civilian	33	32	(1)	-3.0%
Full Time - Sworn	0	0	0	0.0%
Subtotal - FT	33	32	(1)	-3.0%
Part Time	0	0	0	0.0%
Limited Term	0	0	0	0.0%

Inspections

The Inspections Division provides regulation of construction, development, and grading activity in the County, with the exception of the City of Laurel. This division completes inspections of all horizontal (site grading, stormwater management, road/bridge, and utility) and vertical (structural, electrical, mechanical, fire-life safety, energy, and accessibility) elements of new development or improved projects.

The following sections comprise this division: Site/Road Inspection, Residential Building Inspection, Commercial Construction and Life Safety Section, Fire Inspections, and the Water and Sewer/Plumbing/Gas Connection Review Section.

The Site/Road Inspection Section inspects horizontal related permits broken down into three districts, North, Central, and South. In addition, site/road inspectors evaluate the existing infrastructure (bridges, sidewalks, driveway aprons, roadways, and storm drainage structures) and make recommendations for modifications and the repair of the infrastructure for inclusion in the capital improvement program. Utility inspectors ensure that utility work conducted in the public right-of-way is performed in a manner consistent with the County’s policy and specification for utility installation and maintenance.

The Residential Building Inspection Section conducts inspections of residential construction and light commercial projects. Through the use of a combination of inspectors, staff evaluate new construction for compliance with structural, life safety, mechanical, electrical, and grading requirements.

The Commercial Construction and Life Safety Section provides commercial electrical inspections for commercial projects that are not third party. This includes stores, offices, schools, restaurants and places of worship, as well as home generators. The section adopted the 2018 International Building, Residential, Mechanical, Energy and Fire Codes, and the 2017 National Electric Code with County Subtitles 4, 9, and 11.

Regarding Fire Inspections, DPIE shares joint responsibility with the Office of the Fire Marshal (Fire

Prevention and Life Safety Office) in the Fire/EMS Department for fire code enforcement. The division of responsibility is delegated by the Fire Chief to DPIE through a Memorandum of Understanding. DPIE is responsible for fire code enforcement associated with a permit for building or occupancy. Fire Prevention is responsible for existing buildings that have an associated use and occupancy permit.

The Water and Sewer/Plumbing/Gas Connection Review Section is included within this division and is funded by the Washington Suburban Sanitary Commission (WSSC).

Fiscal Summary

In FY 2027, the division expenditures increase \$360,200 or 9.3% over the FY 2026 budget. Staffing resources increased by three due to the reallocation of three positions from Permitting and Licensing, Site/Road Plan Review, and Building Plan review divisions. The primary budget changes include:

- An increase in compensation due to the annualization of FY 2026 and FY 2027 planned salary adjustments and the reallocation of three full time positions from other divisions within DPIE.
- An increase in fringe benefit expenditures to align with compensation adjustments.
- An increase in operating expenditures primarily due to increased funding for administrative, operational, and temporary services contracts.
- An increase in recoveries based on current recovery rates.

	FY 2026 Budget	FY 2027 Proposed	Change FY26-FY27	
			Amount (\$)	Percent (%)
Total Budget	\$3,882,500	\$4,242,700	\$360,200	9.3%
STAFFING				
Full Time - Civilian	71	74	3	4.2%
Full Time - Sworn	0	0	0	0.0%
Subtotal - FT	71	74	3	4.2%
Part Time	0	0	0	0.0%
Limited Term	0	0	0	0.0%

Enforcement

The Division of Enforcement contains several sections that include Administrative Support, Residential Property Standards, and Zoning and Commercial Property Standards.

This division enforces the zoning ordinance, use and occupancy permits, anti-litter and weed ordinances, and the Property Maintenance Ordinance and Housing Code. It also educates residents and homeowner/civic associations about the County’s community initiatives. This division’s focus is on sustaining the existing structures in Prince George’s County.

The Administrative Section consists of administrative aides, general clerks, and public service aides who perform administrative functions.

The Residential Property Standards Section includes the Multi-Family Unit and Single-Family Unit. The function of this section is to enforce the minimum standards of the Prince George’s County Housing Code. The Multi-Family Unit focuses on multi-family and common ownership housing properties. This unit responds to interior and exterior apartment complex and condominium complaints and conducts surveys of these properties. In addition, violation notices are issued to property owners for any deficiencies noted. The Single-Family Unit focuses on single-family homes.

The Zoning and Commercial Property Standards Section focuses on commercial property, responding to commercial complaints and conducting surveys. In addition, violation notices will be issued to property owners for any deficiencies noted by the inspection staff. The purpose is to enforce the minimum standards of the Prince George’s County Code.

Fiscal Summary

In FY 2027, the division will be transferred to the County’s Office of Homeland Security (OHS) Code Compliance division. The transfer represents an expenditure decrease of -\$10,855,500 or -100.00% under the FY 2026 budget. Staffing resources decrease by 86 positions under the FY 2026 budget. The primary budget changes include:

- A decrease in compensation in the amount of -\$6,433,500 under the FY 2026 approved due to the transfer to OHS.
- A decrease in fringe benefits in the amount of -\$2,251,000 under the FY 2026 approved due to the transfer to OHS.
- A decrease in operating expenses in the amount of -\$2,171,000 under the FY 2026 approved. Funding to support the implementation of the Clean Lots Program will transfer to OHS.

	FY 2026 Budget	FY 2027 Proposed	Change FY26-FY27	
			Amount (\$)	Percent (%)
Total Budget	\$10,855,500	\$-	\$(10,855,500)	-100.0%
STAFFING				
Full Time - Civilian	86	0	(86)	-100.0%
Full Time - Sworn	0	0	0	0.0%
Subtotal - FT	86	0	(86)	-100.0%
Part Time	0	0	0	0.0%
Limited Term	0	0	0	0.0%

GRANT FUNDS SUMMARY

Expenditures by Category - Grant Funds

Category	FY 2025 Actual	FY 2026 Budget	FY 2026 Estimate	FY 2027 Proposed	Change FY26-FY27	
					Amount (\$)	Percent (%)
Compensation	\$—	\$—	\$—	\$—	\$—	
Fringe Benefits	—	—	—	—	—	
Operating	—	—	270,500	—	—	
Capital Outlay	—	—	—	—	—	
SubTotal	\$—	\$—	\$270,500	\$—	\$—	
Recoveries	—	—	—	—	—	
Total	\$—	\$—	\$270,500	\$—	\$—	

A grant award was received in FY 2026 from the Maryland Energy Administration (MEA) to support the integration of the Solar APP+ permitting software into the Momentum platform to streamline solar permitting within the County. The grant award will end on July 1, 2026 and no additional funding is anticipated in FY 2027.

Grant Funds by Division

Grant Name	FY 2025 Actual	FY 2026 Budget	FY 2026 Estimate	FY 2027 Proposed	Change FY26-FY27	
					Amount (\$)	Percent (%)
Director's Office						
MEA Solar Application + implementation (Solar APP+) Grant	\$—	\$—	\$270,500	\$—	\$—	
Total Director's Office	\$—	\$—	\$270,500	\$—	\$—	
Subtotal	\$—	\$—	\$270,500	\$—	\$—	
Total Transfer from General Fund - (County Contribution/Cash Match)	—	—	—	—	—	
Total	\$—	\$—	\$270,500	\$—	\$—	

SERVICE DELIVERY PLAN AND PERFORMANCE

Goal 1 — To provide for site, road and building sustainability services for new construction and alteration of residential/commercial buildings and properties.

Objective 1.1 — Reduce the average amount of time to issue a building permit.

FY 2031 Target	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected	Trend
40	43	44	44	42	↑

Trend and Analysis

Over the last few fiscal years, DPIE has reduced the time it takes to issue a standard building permit. DPIE attributes its success in reducing the timeframes, due to process improvement, staff re-allocations, and overtime usage. The agency's customer service reviews increased from an average of 2.0 to 4.0, reflecting the positive impact of its streamlined processes and improved responsiveness.

Performance Measures

Measure Name	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected
Resources (Input)					
Outside individuals certified for Peer Review Program - Site/Road	37	48	48	48	48
Outside individuals certified for Peer Review Program- Building	54	59	62	60	65
Workload, Demand and Production (Output)					
Site/road permits issued	2,044	2,970	1,818	1,714	1,773
Building plan permits issued	42,601	67,304	45,976	43,181	45,340
Impact (Outcome)					
Days for DPIE building plan review	42	43	44	44	42

Objective 1.2 — Increase the percentage of building and site/road development inspections completed within two days after request.

FY 2031 Target	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected	Trend
98%	97%	98%	98%	98%	↑

Trend and Analysis

The Inspections Division combines the resources of the Building and Site/Road Inspection sections. The scheduling of inspections is done remotely through online or telephone-based systems. The use of virtual inspections enables DPIE inspectors to perform inspections of interior building features without direct interaction between DPIE inspectors and persons at construction sites. Inspections conducted and violations issued have remained stable year over year. Over the past few fiscal years, DPIE has met its goal of scheduling inspections within two days of the request. DPIE attributes the success to improved IT systems and reallocation of staff. The drop in inspections conducted is attributed to better

reporting systems in place as well as a change in the types of inspections being counted.

Performance Measures

Measure Name	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected
Workload, Demand and Production (Output)					
Inspections conducted	203,825	198,123	131,409	138,000	142,000
Violations issued	1,610	983	2,295	2,484	2,520
Quality					
Customer approval rating based on maximum 4.0 scale	2	3	4	4	4
Impact (Outcome)					
Building and site development inspections completed within two days	98%	97%	98%	98%	98%

Goal 2 — To provide for the sustainability of existing residential and commercial properties through inspection and enforcement to ensure properties in the County are in compliance with established regulations.

Objective 2.1 — Increase number of properties with violations that are found in compliance with County property standards codes upon reinspection.

FY 2031 Target	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected	Trend
75%	63%	66%	66%	68%	↑

Trend and Analysis

The Enforcement Division staff inspects both residential and commercial properties to ensure compliance with applicable property standards, codes, and zoning ordinances. The interiors of single-family and multi-family rental units are inspected by code enforcement inspectors with continued emphasis on senior living facilities. Over the last few fiscal years, DPIE experienced resource challenges (resignations and unfunded mandates adopted by County Council) which impacted the agency's overall performance. Step-Up Enforcement and After-Hours initiatives have been particularly affected. The agency estimates that properties boarded and cleaned up will be zero for FY 2026 and beyond owing to funding constraints.

Performance Measures

Measure Name	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected
Workload, Demand and Production (Output)					
Inspections	11,447	34,715	41,470	33,715	37,000
Violation notices issued	3,402	6,034	5,931	4,360	5,706
Re-inspections	4,406	6,442	8,605	33,715	37,000
Number of properties boarded up by County	10	9	67	0	0
Number of properties cleaned up by County	173	125	145	0	0

Performance Measures *(continued)*

Measure Name	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected
Quality					
Customer satisfaction with Enforcement Services	2	4	4	4	4
Impact (Outcome)					
Re-inspection cases found in compliance	68%	63%	66%	66%	68%

Goal 3 — To provide for the timely issuance of licenses in compliance with the County Code.

Objective 3.1 — Increase the issuance of business and health licenses and permits within one day of application.

FY 2031 Target	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected	Trend
80%	80%	80%	80%	80%	↔

Trend and Analysis

The Licensing Division issues over 20 different business licenses in the County. Most licenses are issued on an annual cycle. The division integrates the licensing process with DPIE's new permitting and licensing system for license processing, tracking, and payment and various teleconferencing applications for prompt issuance of business licenses. These various platforms facilitate online access and have been instrumental in enabling staff to efficiently process license/permit applications and issue the resulting licenses and permits. The agency sees no impact in overall performance.

Performance Measures

Measure Name	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected
Workload, Demand and Production (Output)					
Business licenses issued	410	407	420	432	440
Health license permits issued	2,025	1,854	2,000	1,909	1,966
Impact (Outcome)					
Days to issue a license/permit	1	1	1	1	1
Licenses/permits issued within one day after receipt of application	80%	80%	80%	80%	80%