



DEPARTMENT OF PERMITTING,
INSPECTIONS AND ENFORCEMENT

Dawit Abraham, P.E.
Director

THIRD-THURSDAY COMMUNITY INFORMATION SESSION



Angela D. Alsobrooks
County Executive



Unlicensed Home-Based Businesses Are Illegal in Prince George's County!

From the Director



Welcome!

Code compliance is one of the most important things we do here at DPIE. One of our focuses is to ensure that businesses are safe and compliant. We constantly encourage residents and business owners to bring their properties and businesses into compliance. In the coming month, you will hear about a new initiative to address illegal business activity. Stay tuned and follow us on social media.

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

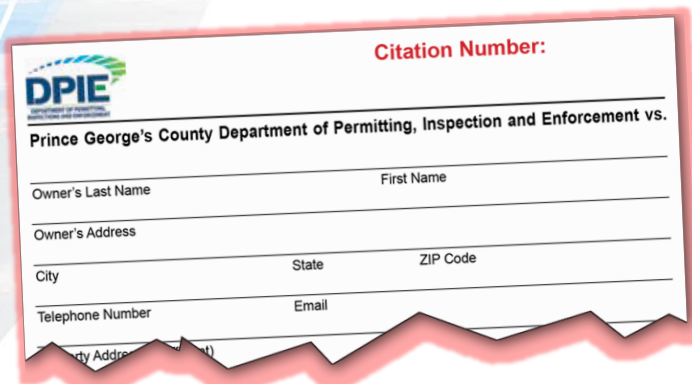
[Code Enforcement](#)

Enforcement Division

- Inspects residential, commercial and industrial properties to ensure compliance with housing, property maintenance and zoning codes
 - Frequently addresses issues related to illegal business activity, tall grass and weeds, open storage, accumulation of junk and trash, etc.
- 
- Issues citations for all residential and commercial properties not in compliance with County Code
 - Enforces the Zoning Ordinance to ensure private and commercial properties comply with approved land uses
 - Regulates the placement of signs on private property
 - Inspects and licenses short-term rental properties and licenses all residential single-family and multifamily rental properties

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 (Street) _____

- 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.

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.

Many Home-Based Businesses Are Prohibited in Prince George's County!

What qualifies as a home-based business?

Any business that you operate at the place where you live. Operating a legal business may require a license or permit from DPIE.

What are examples of illegal home-based businesses?

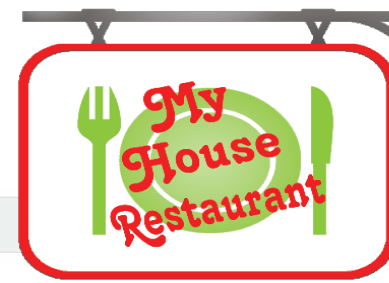
- You may not run a restaurant or sell food at home.
- You may not operate a nail salon.
 - To operate a hair salon or a barber shop, a Use and Occupancy Permit is required.
- You may not convert your single-family home into a multifamily dwelling by renting rooms.
- You may not operate an unlicensed day care, adult care or elder care center.

What happens if you are caught?

Fines of up to \$2,300 and other consequences.



Operating a Restaurant and Selling Food at Home Are Illegal!



Operating a restaurant, café or other eatery and preparing food at home for sale are violations of Prince George's County Code that can create safety hazards to the people who live there!

- **Fire!** Cooking large amounts of food in an apartment, condo, town house or detached house may lead to fires **because stoves** not designed for mass production of meals may ignite.
- **Carbon monoxide poisoning!** Many residences are not equipped with ventilation systems suitable for mass production of meals. Breathing carbon monoxide can result in serious injury.
- **Stranger danger!** Bringing strangers into your home to purchase food exposes your family to possibly unscrupulous people who may return later uninvited.
- **Rats and roaches!** Rats are drawn to all types of food and roaches flock to counters, cupboards and floors where food has been dropped. Food storage and prep areas used to produce large quantities of food may draw vermin and their germs!

Operating an illegal restaurant or food sales operation can lead to a fine of up to \$2,300 and other consequences.

Don't put yourself or your family at risk or create a public nuisance!



No Auto Repair Shops at Home!



Auto repair businesses in driveways, garages and back yards violate County Code. Setting up pop-up auto shops on streets and in cul-de-sacs is also a violation. DPIE Zoning Unit inspectors are working to identify illegal auto repair businesses and cite those violating the law. Report auto repair businesses at homes and on the streets to PGC311.

Home Rentals: License Required!

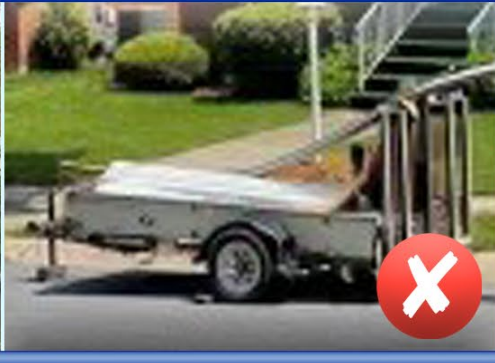


For more information,
visit DPIE's [Rental Housing
Licenses](#) webpage.

To start the licensing process,
visit DPIE's [Momentum](#) page.

- Renting your home requires a license.
- Homeowners whose properties comply with County Code and who meet other criteria may seek a Short-Term Rental License to host renters through companies such as Airbnb. The mandatory license costs \$165 and expires one year after issuance.
- To rent your multifamily or single-family property, you must also apply for a rental license. The Single-Family Rental License costs \$126.50, and the Multifamily Rental License costs \$82.50 per unit. Both expire two years after issuance.
- A single-family dwelling is a living facility for one or more families that structurally can stand alone or have multiple units, such as a condominium, or an attached dwelling with a solid common wall, such as a townhome.
- A multifamily dwelling is an apartment complex that has single ownership with three or more individual dwellings entirely separated by solid, common walls. These units contain sleeping, eating, cooking and sanitary facilities.

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**.

Business Development Section (BDS)

The Prince George's County
Department of Permitting,
Inspections and Enforcement
Business Development Section



Angela D. Alsobrooks
County Executive


Our mission is to support the growth of a thriving and diverse business community in Prince George's County by providing guidance and assistance to entrepreneurs as they navigate the permitting and licensing process.

Contact our Business Development Team today at
DPIEBizDev@co.pg.md.us

North County Representative
Nicole M. Reece • 301-636-2035

South County Representative
Charles H. Cooper • 301-636-2058

Permit us to help you grow your business!

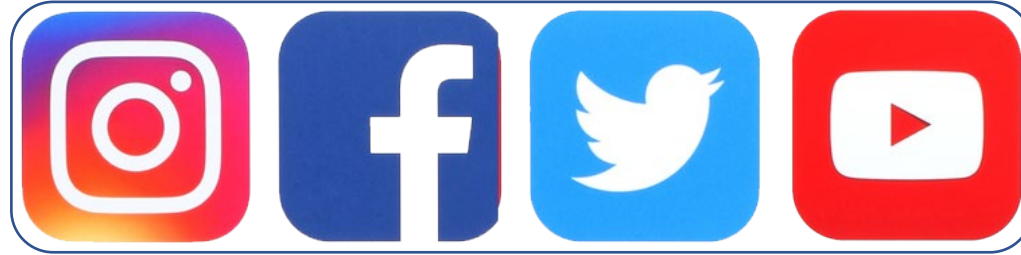


The Business Development Section was created to help spur economic development by assisting the County's business partners. The team serves as a contact between businesses and staff and liaises with other government agencies on behalf of entrepreneurs. They offer webinars, trainings and a monthly BDS newsletter.

The BDS supports the growth of a thriving and diverse business community in Prince George's County by providing guidance and assistance to entrepreneurs as they navigate the permitting and licensing process. They will assist you by:

- Coordinating with agency personnel to facilitate completion of paperwork and document review
- Educating business owners about DPIE requirements and processes
- Liaising with entrepreneurs and other government agencies

Follow Us on Social Media



DPIE's website: DPIE.mypgc.us

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

Twitter: [@PgCountyDPIE](https://twitter.com/PgCountyDPIE)

Facebook: [PG County DPIE](https://www.facebook.com/PGCountyDPIE)

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

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).

Important Phone Numbers

Call

PGC
3 1 1

First!

**Call PGC at 311 or
301-883-4748 outside of Prince George's County**

- Animal Management 301-780-7200
- Building/Construction Standards 301-883-3820
- Bulky Trash 301-883-4748
- Enforcement Division 301-883-6168
- Licensing 301-883-3840
- Permits Center 301-636-2050
- Refuse, Recycling and Yard Waste 301-952-7625
- Rental Licensing 301-883-3840

Where Do I Find Translated Documents?

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!

¡Operar un restaurante, cafetería u otro restaurante y preparar comida en casa para la venta son violaciones del Código del Condado de Prince George que pueden crear riesgos de seguridad para las personas que viven allí!

- 
¡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 <http://dpi.e.myprgc.us>.




Angela D. Alsobrooks
County Executive

- 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 [About DPIE](#). On the right side of the page is the menu. The [Resources](#) tab is the 8th item down.
- The third item down is [Information Translated to Other Languages](#).
- Be sure and check back on a regular basis as we continue to convert and add additional documents.



Thank you!

Contact:

Call DPIE's Public Information
at 301-636-2053

or email

DPIEpio@co.pg.md.us

for more information.

Visit the DPIE website at
dpiе.mypgc.us.

