

Montgomery County Business **LEGISLATIVE UPDATE** **SHULMAN ROGERS** | GANDAL PORDY ECKER

Volume 2, Issue 9

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September 2009

Montgomery County's Business Law Firm

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Questions:

For questions, to testify, or to meet with Councilmembers about proposed legislation, please call or email your attorney or [Melissa G. Bernstein](#) or [Anne Marie Vassallo](#) at 301-230-5200 or send an email to us at GovernmentRelations@shulmanrogers.com

Lobbyists in State of Maryland


Anne Marie Vassallo
Larry Gordon
Larry Shulman

HIGHLIGHTS

Below are the highlights that are featured in the September 2009 edition of the Montgomery County Business Legislative Update:

- **The Law Offices of Shulman, Rogers, Gandal, Pordy & Ecker, P.A. has a new look and a new address!** In July, 2009, the firm moved to its

COUNCILMEMBER CORNER



George Leventhal is serving his second term as an at-large member of the Montgomery County Council having been first elected to the Council in 2002. He served as Council President in 2006, and was re-elected to a second Council term in 2006. Councilmember Leventhal is chairman of the Health and Human Services Committee and serves as a member of the Transportation, Infrastructure, Energy and Environment Committee for which, he has created

Montgomery County:

Melissa Bernstein
 Tim Dugan
 David Freishtat
 Larry Gandal
 Larry Gordon
 Alexis Peters
 Nancy Regelin
 Larry Shulman
 Anne Marie Vassallo

Prince George's County:

Anne Marie Vassallo
 Larry Gordon
 Larry Shulman

Location:

12505 Park Potomac Avenue
 Sixth Floor
 Potomac, MD 20854
 301.230.5200

Archives:

Enacted Legislation

- [Jan. 2008 - Vol. 1, Issue 1](#)
- [Feb. 2008 - Vol. 1, Issue 2](#)
- [Mar. 2008 - Vol. 1, Issue 3](#)
- [Apr. 2008 - Vol. 1, Issue 4](#)
- [May 2008 - Vol. 1, Issue 5](#)
- [Jun. 2008 - Vol. 1, Issue 6](#)
- [Jul. 2008 - Vol. 1, Issue 7](#)
- [Aug. 2008 - Vol. 1, Issue 8](#)
- [Sep. 2008 - Vol. 1, Issue 9](#)
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- [Jun. 2009 - Vol. 2, Issue 6](#)
- [Jul. 2009 - Vol. 2, Issue 7](#)
- [Aug. 2009 - Vol. 2, Issue 8](#)

beautiful new offices in Potomac, MD. There will be a Open House in the coming months, and we hope to see all of you there. The firm also rolled out a new logo and website! Our new logo is at the top of this page.

- **Bill 32-09 - Taxation - Impact Taxes - Inflation Adjustment - Temporary Suspension** - was introduced to amend the law governing impact tax rates.
- **ZTA 09-06 - Town Sector (TS) Zone - Minimum Area** - Amendment in the land area required for land currently zoned TS
- **Please visit the Councilmember Corner Section.** This month features Councilmember George Leventhal.

and championed many County programs that foster the goals of caring for our environment and living sustainably.

Councilmember Leventhal is active in the Metropolitan Washington Council of Governments (COG), and serves on its Greater Washington 2050 Committee, a regional initiative to improve the quality of life for Washington area residents. Councilmember Leventhal has also served as the Chair of, and remains a member of, COG's Health and Human Services Policy Committee.

Councilmember Leventhal received a Master's degree in public administration from the Johns Hopkins University and a Bachelor of Arts degree in English from the University of California at Berkeley. He lives in Takoma Park with his wife, Sorcia P. Leventhal, and their two sons, Daniel, fourteen, and Francisco, ten, who both attend Montgomery County Public Schools. He is a member of Shirat HaNefesh synagogue.

PENDING BUSINESS LEGISLATION

Health & Human Services (HHS)

Eating and Drinking Establishments – Nutrition Labeling

Requires certain eating and drinking establishments to post certain nutrition

information on menu boards and menus – [Bill 19-07](#)

- Introduced July 31, 2007 by Leventhal
- Public Hearing: September 18, 2007; 7:30pm
- HHS Worksession: September 24, 2007
- Resolution to extend expiration date until 08/31/10 **NEW**

Management & Fiscal Policy (MFP)

Taxation - Impact Taxes - Inflation Adjustment - Temporary Suspension

NEW

Expected act to temporarily suspend requirement to adjust certain impact tax rates for inflation and generally amend the law governing impact tax rates - [Bill 32-09](#)

- Introduced June 16, 2009 by the Councilmember Elrich
- MFP Worksession: September 21, 2009; 1:30pm
- Public Hearing: September 15, 2009; 1:30pm

Ethics - Amendments

Amends the County ethics law to conform to a State Ethics Commission requirement and clarify and update other provisions of the County law - [Bill 27-09](#)

- Introduced June 16, 2009 by the Council President at the request of the Ethics Committee
- Public Hearing: July 14, 2009; 1:30pm

Ethics - Ex Parte Communications

Further defines which communications are allowed when a decision must be made on the basis of a hearing record; and generally amend the County law regarding communications to decision-makers - [Bill 12-09](#)

- Introduced March 31, 2009 by Andrews, Berliner, Floreen, Ervin and Leventhal
- Public Hearing: April 28, 2009; 1:30pm
- MFP Worksession: June 15, 2009; 2:00pm; June 22, 2009; 2:00pm; July 27, 2009; 2:00pm

Development Impact Tax - Deferral

Authorizes the deferral of certain development impact tax payments for a certain period; and generally amend the law regarding payment of impact taxes - Expedited [Bill 4-09](#)

- Introduced February 10, 2009 by Andrews at the request of the County Executive
- Public Hearing: March 3, 2009; 1:30pm

- MFP Worksession: March 9, 2009; 2:00pm; April 14, 2009; 2:00pm; May 13, 2009; 9:00am; June 22, 2009; 2:00pm
- Committee recommends approval with amendments

Planning, Housing & Economic Development (PHED)

Town Sector (TS) Zone - Minimum Area **NEW**

Amendment to allow, under certain circumstances, a reduction in the land area required for land currently zoned TS - [ZTA 09-06](#)

- Introduced July 28, 2009 by Councilmembers Knapp, Elrich and Floreen
- PHED Worksession: September 21, 2009; 2:00pm
- Public Hearing: September 15, 2009; 1:30pm

Subdivision Approval - Conflict Resolution

Resolves certain conflicts between departments and agencies concerning the conditions of the approval of a preliminary subdivision plan and generally revises the requirements for approval of a preliminary subdivision plan - [SRA 09-02](#)

- Introduced June 23, 2009 by Councilmember Floreen
- PHED Worksession: September 21, 2009; 2:00pm **NEW**
- Public Hearing: July 28, 2009; 1:30pm

Burtonsville Overlay Zone - Allowed Uses

Amends the land uses allowed in the Overlay zone; and generally amends the Overlay zone for the Burtonsville Employment Area of the Fairland Master Plan - [ZTA 09-05](#)

- Introduced June 22, 2009 by Councilmember Navarro
- PHED Worksession: September 21, 2009; 2:00pm **NEW**
- Public Hearing: July 28, 2009; 1:30pm

Zoning Text Amendment - Home Occupations and Residential Off-street Parking

Amendment to County Zoning Ordinance to amend the provisions and definitions concerning home occupations; amend the provisions for violations; amend the definition of a commercial vehicle; add a definition of a light commercial vehicle; add definitions associated with off-street parking and home occupations; require a use-and-occupancy permit for a one-family detached dwelling; limit the amount of surfaced area in front yards for certain one-family zones; limit parking in front yards to surfaced area; limit off-street

parking in clustered agricultural zones; amend the provisions for renewing a special exception for a home occupation; and generally amend the provisions related to home occupations, off-street parking; and violations of the Zoning Ordinance - [ZTA 09-03](#)

- Introduced May 5, 2009 at the request of the County Executive
- PHED Worksession: July 13, 2009; 2:00pm
- Public Hearing: June 9, 2009; 7:30pm

Land Use - Christmas Tree Sales

Amendment to delete or revise the date restrictions for Christmas tree sales; and generally amend the provisions for Christmas tree sales and the sale of seasonal decoration - [ZTA 08-18](#)

- Introduced December 9, 2008 by the District Council at the request of County Executive
- PHED Worksession: February 23, 2009; 2:00pm

Landscape Contractors – General Commercial (C-2) Zone

Allows a landscape contractor as a permitted use in the C-2 zone under certain circumstances – [ZTA 08-12](#)

- Introduced June 10, 2008 by Floreen
- Public Hearing: July 15, 2008; 1:30pm
- PHED Worksession: July 21, 2008; 9:30am

Fenton Village Overlay Zone – Hotel Height

Allows additional building height to accommodate hotels in mixed-use optional method of development projects in the Fenton Village Overlay Zone and generally amends building heights in the Fenton Village Overlay Zone – [ZTA 08-10](#)

- Introduced May 6, 2008 by Ervin and Elrich
- Public Hearing: June 17, 2008; 1:30pm
- PHED Worksession: June 26, 2008; 2:00pm; July 28, 2008; 2:00pm

Transit-Oriented Mixed-Use Zones

Establishes the Transit-Oriented Mixed-Use 1.0 (TOMX-1) and the Transit-Oriented Mixed Use 1.0/Transferable Development Rights (TOMX-1/TDR) Zones, established the allowable land uses, development standards, and approval procedures for development in these zones and amends the land uses, development standards, and approval procedures for development in the TOMX-2 and the TOMX-2/TDR Zones – [ZTA 08-05](#)

- Introduced April 8, 2008 by the District Council at the request of the Planning Board

- Public Hearing: May 20, 2008; 7:30pm
 - PHED Worksession: June 16, 2008; 2:00pm
-

Green Area Definition - Amendments

Generally amends the definition of “green area” and excludes any building roof area from such definition – [ZTA 08-01](#)

- Introduced January 15, 2008 by Elrich
 - Public Hearing: February 26, 2008; 1:30pm
 - PHED Worksession: March 6, 2008; 9:30am; April 7, 2008; 2:00pm; June 26, 2008; 2:00pm
-

Moderately Priced Housing – Amendments

Revises the standards for setting sales prices for moderately priced dwelling units (MPDU) and revises the control periods and building standards of MPDU's. Also repeals the authority of the Director of the Department of Housing and Community Affairs to allow applicant to pay into the HIF instead of the MPDU subdivision – [Bill 38-07](#).

- Introduced December 11, 2007 by Knapp at the request of the County Executive
 - Public Hearing: February 5, 2008; 1:30pm
 - PHED Worksession: February 5, 2008; 1:30pm; Postponed to March 13, 2008; 2:30pm; March 17, 2008; 9:30am; March 31, 2008; 2:30pm; September 25, 2008; 2:00pm; October 13, 2008; 2:00pm; November 24, 2008; 2:00pm; December 1, 2008; 2:00pm; January 15, 2009; 2:00pm; February 5, 2009; 3:30pm; February 23, 2009; 2:00pm; March 30, 2009; 2:00pm; June 29, 2009; 2:00pm
 - Action: Resolution to extend expiration date until December 31, 2009
-

Planned Development Zones – Requirements

Allows Planned Development Zones on certain commercially zoned sites, provides a standard for commercial density in Planned Development Zones, and removes the requirement that in Planned Development Zones development in or adjoining a central business district must comply with the use recommended in a master plan – [ZTA 07-13](#)

- Introduced September 11, 2007 by Praisner at the request of the County Executive
 - Public Hearing: October 16, 2007; 1:30pm
 - PHED Worksession: January 22, 2008; 2:30pm
-

Rural Density Transfer – Child Lot Standards

Amends the density calculations in the Rural Density Transfer Zone to clarify that the number of child lots must not exceed the allowable base density – [ZTA 07-09](#)

- Introduced June 12, 2007 by Praisner on behalf of the Maryland-National Capital Park and Planning Commission
 - Public Hearing: July 19, 2007; 7:30pm
 - PHED Worksession: September 10, 2007; March 10, 2009; 2:00pm
-

Transfer of Development Rights – Standards

Eliminates the requirement that a development must use at least two-thirds of the allowable number of transferable development rights in order to use any transferable development rights – [ZTA 07-08](#)

- Introduced June 12, 2007 by Praisner at the request of the Ad Hoc Agricultural Policy Working Group
 - Public Hearing: July 19, 2007; 7:30pm
 - PHED Worksession: TBD
-

Child Lot Standards

Amends the density calculations in the Rural Density Transfer Zone to exclude a lot for a child under specified conditions, and amends the standards to approve a child lot in the Rural Density Transfer Zone – [ZTA 07-06](#)

- Introduced June 12, 2007 by Praisner at the request of the Ad Hoc Agricultural Policy Working Group
 - Public Hearing: July 19, 2007; 7:30pm
 - PHED Worksession: September 10, 2007
-

Workforce Housing – Options

Clarifies that a developer in a Metro Station Policy Area may voluntarily provide workforce housing – [ZTA 07-03](#)

- Introduced March 27, 2007 by Floreen
 - Public Hearing: June 12, 2007; 1:30pm
 - PHED Worksession: June 18, 2007
-

Transferable Development Rights – Subdivision Standard

Eliminates the requirement that a development must use at least two-thirds of the allowable number of transferable development rights in order to use any transferable development rights – [SRA 07-02](#)

- Introduced June 12, 2007 by Praisner at the request of the Ad Hoc Agricultural Policy Working Group
- Public Hearing: July 19, 2007; 7:30pm
- PHED Worksession: TBD

Public Safety (PS)

Transportation, Infrastructure, Energy & Environment (T&E)

Buildings - Permits and Inspections

Revises the validity periods for building permits for certain dwelling units; revises inspection requirements for certain dwelling units; and generally amends County law governing building permits - [Bill 24-09](#)

- Introduced May 5, 2009 by the Council President at the request of the County Executive
- Public Worksession: July 13, 2009; 2:00pm
- Public Hearing: June 9, 2009; 7:30pm

Unused Vehicles - Storage

Amends the definition of rubbish in Chapter 26; limits the storage of unused vehicles on residential property; and generally amends County law governing the storage of unused vehicles - [Expedited Bill 23-09](#)

- Introduced May 5, 2009 by the Council President at the request of the County Executive
 - T&E Worksession: July 13, 2009; 2:00pm
 - Public Hearing: June 9, 2009; 7:30pm
-

Enforcement of County Laws - Notice of Violation - Appeals

Authorizes an enforcement agency to issue a notice of violation to enforce certain County laws; limits the jurisdiction of the Board of Appeals regarding certain enforcement actions taken by certain enforcement agencies; clarifies when certain appeals may be taken and removes the right to appeal certain orders and decisions; makes technical corrections and repeals obsolete provisions of law; and generally amends County law regarding enforcement - [Bill 22-09](#)

- Introduced by the Council President at the request of the County Executive
- T&E Worksession: July 13, 2009; 2:00pm
- Public Hearing: June 9, 2009; 7:30pm

Parking Lot Districts - Use of Revenue

Expands the use of Parking Lot District revenues for transit service serving the Parking Lot District; and generally amends the law regarding the use of parking lot district funds - [Expedited Bill 17-09](#)

- Introduced April 14, 2009 by Councilmembers Floreen, Knapp, Elrich, Leventhal, and Council President Andrews
- Public Hearing: May 5, 2009; 7:30pm
- T&E Worksession: April 27, 2009; 9:00am; May 8, 2009; 11:00am; June 15, 2009; 9:30am

Forest Conservation – Amendments

Amends the County forest conservation law in various areas, including: the removal of certain exemptions from the Forest Conservation Law, establishes criteria for certain levels of review when applying for plans, revises requirements for reforestation, financial security, appeal procedures and variance requirements, and repeals provisions related to the Forest Conservation Advisory Committee and the County Arborists – [Bill 37-07](#)

- Introduced December 11, 2007 by Knapp at the request of the Planning Board
- Public Hearing: January 22, 2008; 7:30pm
- T & E Worksession: February 7, 2008; 9:30am; Postponed to February 19, 2008; 9:30am, postponed to March 17, 2008; 9:30am, postponed to July 14, 2008; 9:30am; July 28, 2008; 9:30am; September 8, 2008; 9:30am; September 22, 2008; 9:30am; October 6, 2008; 9:30am; November 24, 2008; 9:30am

Taxicabs – Passenger Vehicle Licenses

Authorizes the Department of Public Works and Transportation to award a certain number of passenger vehicle licenses under certain circumstances – Expedited [Bill 26-07](#)

- Introduced October 30, 2007 by Praisner at the request of the County Executive
- Public Hearing: November 13, 2007; 1:30pm
- T & E Worksession: October 6, 2008; 9:30am

Taxicab Driver Identification Cards

Allows the Department of Public Works and Transportation to issue temporary taxicab driver identification cards to an applicant without obtaining both a state and a federal background check in certain instances – Expedited [Bill 17-07](#)

- Introduced June 26, 2007 by Ervin and Floreen
- Public Hearing: July 24, 2007; 1:30pm
- T & E Worksession: July 26, 2007

Outdoor Lighting Standards – Established

Establishes outdoor lighting standards, including standards relating to shielding, aiming, efficacy, color rendition, power density, illuminance, luminance, controls, and off-site spill, and requires a person to obtain approval of a lighting plan from the Department of Permitting Services before applying to the Planning Board for site plan approval or to the Board of Appeals for a special exception – [Bill 4-07](#)

- Introduced February 13, 2007 by Praisner
- Public Hearing: March 20, 2007; 1:30pm
- T & E Worksession: March 12, 2007

Outdoor Lighting Standards

Makes standards and procedures governing outdoor lighting consistent with the County Light Control Law, and requires nonconforming lighting to comply with the County Light Control Law – [ZTA 07-01](#)

- Introduced February 13, 2007 by Praisner and Trachtenberg
- Public Hearing: March 20, 2007; 1:30pm
- T&E Worksession: TBD

**BUSINESS LEGISLATION ENACTED
SINCE MARCH 1, 2009**
See Also Archives

BILLS

New Construction - Deferral

Authorizes the deferral of certain permit, inspection, license, and engineering fee payments for a certain period; extend the time for abandonment of a building permit; extend the time for recording an initial building inspection; and generally amend the laws regarding permits and related fees - Expedited [Bill 5-09](#)

- Enacted - LMC 2009 - Ch. 10

ZONING TEXT AMENDMENTS/SUBDIVISION REGULATION AMENDMENTS

Zoning Text Amendment - Special Provision - Parcel Consolidation

NEW

Amends the Zoning Ordinance to allow 2 or more tracts of land created by deed or plat before June 1, 1958 to be consolidated by record plat into 1 buildable lot without regard to the width and size requirements of the underlying zone, if the tracts of land are under common ownership, and a habitable one-family dwelling crossed a property line created by a deed or plat - [ZTA 09-02](#)

- Enacted - Ordinance No. 16-37

SPECIAL NOTES

- In May 2009, the Maryland General Assembly passed a bill creating a Maryland Tax Amnesty Program, the first in the state since 2001. The program provides for waiver or reduction of some interest and penalties only during the short amnesty period which extends from September 1 through October 30, 2009. Email GovernmentRelations@shulmanrogers.com to learn more about the Amnesty Program and eligibility.
- The City of Rockville has introduced significant changes to the Building Regulations Section of the City Code including a Green Building Section which would require all new construction of 7,000 g.s.f. or greater to achieve the equivalent of LEED Silver. A public hearing on the proposed changes to the Code took place on July 13, 2009 and the record will remain open until September 14, 2009.
- Park and Planning has introduced its Semi-Annual Report which alters its Master Plan and Sector Plan schedules. Email GovernmentRelations@shulmanrogers.com to learn of any current or upcoming Master Plans or Sector Plans affecting your property.

Here is the legal part: (1) The information contained in this publication should not be construed as legal advice. Please communicate with your attorney for legal advice. (2) This Business Legislative Update highlights legislation which the Government Relations Group believes to be relevant to the interests of the business community. (3) The legislation reported here is not exhaustive. Information is correct as of September 1, 2009. Dates are subject to change.

For questions, to testify, or to meet with Councilmembers about proposed legislation in Montgomery County, please call or email your attorney or [Melissa G. Bernstein](mailto:Melissa.G.Bernstein@shulmanrogers.com) or [Anne Marie Vassallo](mailto:Anne.Marie.Vassallo@shulmanrogers.com) at 301-230-5200 or send an email to us at GovernmentRelations@shulmanrogers.com

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