

HOUSE BILL 703

Q1

4lr2282

By: **Delegate McMillan**

Introduced and read first time: January 31, 2014

Assigned to: Ways and Means

A BILL ENTITLED

1 AN ACT concerning

2 **Real Property Tax – Phased In Value – Definition**

3 FOR the purpose of clarifying for purposes of certain provisions of law concerning
4 certain assessments of real property the definition of “phased in value”;
5 providing for the application of this Act; and generally relating to property taxes
6 and assessments of real property.

7 BY repealing and reenacting, with amendments,
8 Article – Tax – Property
9 Section 8–103
10 Annotated Code of Maryland
11 (2012 Replacement Volume and 2013 Supplement)

12 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF
13 MARYLAND, That the Laws of Maryland read as follows:

14 **Article – Tax – Property**

15 8–103.

16 (a) (1) In this section the following words have the meanings indicated.

17 (2) “New statewide value” means the phased in value of all real
18 property subject to property tax on January 1 preceding any taxable year, excluding
19 the phased in value of real property assessed for the 1st time during the calendar year
20 beginning on that January 1.

21 (3) “Phased in value” means for the 1st, 2nd, or 3rd year of a 3–year
22 cycle:

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 (i) the prior value of real property increased by one-third,
2 two-thirds, or the full amount by which the value increased over the prior value based
3 on a physical inspection of the real property; or

4 (ii) if the value of real property has **DECREASED OR** not
5 increased, the value determined in the most recent valuation.

6 (4) "3-year cycle" means a continuous series of 3 calendar year periods
7 beginning for each period with the 1st calendar year after the calendar year in which a
8 physical inspection of real property is made under § 8-104(b) of this subtitle.

9 (b) On or before January 1 of each year, the Department shall determine the
10 new statewide value.

11 (c) (1) Except as provided in this subsection, the assessment of real
12 property is its phased in value.

13 (2) The assessment of the real property described in § 8-102(b) of this
14 subtitle is its phased in use value.

15 (3) The assessment of the operating real property described in §
16 8-108(c) of this subtitle is its value.

17 (4) The assessment of the operating real property described in §
18 8-109(c) of this subtitle is its value.

19 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
20 June 1, 2014, and shall be applicable to all taxable years beginning after June 30,
21 2014.