

Chapter 637

(House Bill 1048)

AN ACT concerning

Prince George's County – School Facilities Surcharge Exemption – Capitol College Student Housing and Residential Revitalization Projects

PG 408–14

FOR the purpose of establishing an exemption from the Prince George's County school facilities surcharge for multi-family housing designated as student housing in a certain area within the campus of Capitol College and for single family attached dwelling units in certain residential projects within the Developed Tier; and generally relating to ~~an exemption~~ exemptions from the Prince George's County school facilities surcharge.

BY repealing and reenacting, with amendments,
The Public Local Laws of Prince George's County
Section 10–192.01(b)(4)~~(A)~~
Article 17 – Public Local Laws of Maryland
(2011 Edition, as amended)
~~(As enacted by Chapter 431 of the Acts of the General Assembly of 2003,
Chapter 166 of the Acts of the General Assembly of 2007, and Chapter
108 of the Acts of the General Assembly of 2008)~~

BY repealing and reenacting, without amendments,
The Public Local Laws of Prince George's County
Section 10–192.01(b)(5)
Article 17 – Public Local Laws of Maryland
(2011 Edition, as amended)

BY adding to
The Public Local Laws of Prince George's County
Section 10–192.01(b)(6)
Article 17 – Public Local Laws of Maryland
(2011 Edition, as amended)

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

Article 17 – Prince George's County

10–192.01.

(b) (4) (A) The school facilities surcharge does not apply to multi-family housing designated as student housing that is located in:

(i) The area bounded by Maryland Route 193 to the west and north, U.S. Route 1 to the east, and the southern boundary of the City of College Park to the south;

(ii) The area bounded by U.S. Route 1 to the west, Berwyn House Road to the north, Rhode Island Avenue to the east, and Lakeland Road to the south;

(iii) The area bounded by U.S. Route 1 to the west, Paint Branch Parkway to the north and east, Rhode Island Avenue to the east, and College Avenue to the south;

(iv) The area bounded by University Boulevard to the north, Adelphi Road to the east, Stanford Street to the south, and University Hills Park to the west;

(v) The area bounded by the eastern boundary of Paint Branch Stream Valley Park to the west, Park Road and a line extending from the western end of Park Road directly west to Paint Branch Stream Valley Park to the north, U.S. Route 1 to the east, and Erie Street and a line extending from the western end of Erie Street directly west to Paint Branch Stream Valley Park to the south;

(vi) The area bounded by Autoville Drive and a line extending from the southern end of Autoville Drive directly south to Maryland Route 193 to the west, Erie Street to the north, U.S. Route 1 to the east, and Maryland Route 193 to the south; [or]

(vii) The area bounded by U.S. Route 1 to the west, Maryland Route 193 to the north, 48th Avenue to the east, and Greenbelt Road to the south; **OR**

(VIII) THE AREA WITHIN THE CAMPUS OF CAPITOL COLLEGE LOCATED ADJACENT TO AND EAST OF SPRINGFIELD ROAD IN PARCELS 1 AND 2 IN THE SUBDIVISION OF LAND KNOWN AS “PARCELS 1 AND 2, CAPITOL INSTITUTE OF TECHNOLOGY”, AS PER PLAT RECORDED IN PLAT BOOK NLP 115 AT PLAT 31 AMONG THE LAND RECORDS OF PRINCE GEORGE’S COUNTY, MARYLAND.

(B) Subject to the approval of the County Council and the municipality where the multi-family housing is located, the school facilities surcharge does not apply to multi-family housing designated as student housing for any areas

not listed under subparagraph (A) of this paragraph in the City of College Park, the City of Hyattsville, and the Town of Riverdale Park.

(C) If the housing is converted from student housing to multi-family for the general population, the owner of the property shall pay, at the time of the conversion, the school facilities surcharge in accordance with the laws at the time of conversion.

(5) The school facilities surcharge does not apply to a single-family dwelling unit that is to be built or subcontracted by an individual owner to replace on the same lot a previously existing single-family dwelling unit that was destroyed by fire, explosion, or a natural disaster if the single-family dwelling unit is:

(A) Similar to the previously existing single-family dwelling unit; and

(B) Owned and occupied by the same individual who owned and occupied the previously existing single-family dwelling unit.

(6) THE SCHOOL FACILITIES SURCHARGE DOES NOT APPLY TO A SINGLE-FAMILY ATTACHED DWELLING UNIT IF THE SINGLE-FAMILY DWELLING UNIT IS:

(A) LOCATED IN A RESIDENTIAL REVITALIZATION PROJECT;

(B) LOCATED IN THE DEVELOPED TIER AS DEFINED IN THE PRINCE GEORGE'S COUNTY GENERAL PLAN;

(C) LOCATED IN A TRANSFORMING NEIGHBORHOOD INITIATIVE (TNI) AREA;

(D) LOCATED ON THE SAME PROPERTY AS PREVIOUSLY EXISTING MULTI-FAMILY DWELLING UNITS;

(E) DEVELOPED AT A LOWER DENSITY THAN THE PREVIOUSLY EXISTING MULTI-FAMILY DWELLING UNITS;

(F) OFFERED FOR SALE ONLY ON A FEE SIMPLE BASIS; AND

(G) LOCATED ON A PROPERTY THAT IS LESS THAN 6 ACRES IN SIZE.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 2014.

Approved by the Governor, May 15, 2014.