

# HOUSE BILL 959

Q1  
HB 703/14 – W&M

5lr1862

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By: **Delegate McMillan**

Introduced and read first time: February 13, 2015

Assigned to: Ways and Means

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## 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 certain  
4 assessments of real property the definition of “phased in value”; providing for the  
5 application of this Act; and generally relating to property taxes and assessments of  
6 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 2014 Supplement)

12 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,  
13 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 property  
18 subject to property tax on January 1 preceding any taxable year, excluding the phased in  
19 value of real property assessed for the 1st time during the calendar year beginning on that  
20 January 1.

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

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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 on  
3 a physical inspection of the real property; or

4 (ii) if the value of real property has **DECREASED OR** not increased,  
5 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 new  
10 statewide value.

11 (c) (1) Except as provided in this subsection, the assessment of real property  
12 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 June  
20 1, 2015, and shall be applicable to all taxable years beginning after June 30, 2015.