

**Department of Legislative Services**  
2017 Session

**FISCAL AND POLICY NOTE**  
**First Reader**

House Bill 284 (Delegate Krebs, *et al.*)  
Ways and Means

**State Property Tax - Homestead Property Tax Assessment Cap Reduction**

This bill reduces the percentage used to determine the Homestead Property Tax Credit for State property tax purposes from 10% to 5%, thereby limiting annual State property tax assessment increases on owner-occupied residential properties to 5%.

The bill takes effect October 1, 2017, and applies to all taxable years beginning after June 30, 2018.

**Fiscal Summary**

**State Effect:** Special fund revenues decrease by \$1.6 million in FY 2019 and by \$1.9 million in FY 2022. This decrease may require either (1) an increase in the State property tax rate or (2) a general fund appropriation to cover debt service on the State’s general obligation bonds. Future year revenues reflect estimated assessments and the cap imposed by the bill.

(\$ in millions)	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
SF Revenue	\$0	(\$1.6)	(\$1.7)	(\$1.8)	(\$1.9)
Expenditure	0	0	0	0	0
Net Effect	\$0.0	(\$1.6)	(\$1.7)	(\$1.8)	(\$1.9)

*Note:() = decrease; GF = general funds; FF = federal funds; SF = special funds; - = indeterminate increase; (-) = indeterminate decrease*

**Local Effect:** None.

**Small Business Effect:** None.

## Analysis

**Current Law:** The cap on property assessment increases is set at 10% for State property tax purposes. A county or municipality can lower the cap percentage to 0% for local property tax purposes.

The Homestead Tax Credit Program (assessment caps) provides tax credits against State, county, and municipal real property taxes for owner-occupied residential properties for the amount of real property taxes resulting from an annual assessment increase that exceeds a certain percentage or “cap” in any given year. The State requires the cap on assessment increases to be set at 10% for State property tax purposes; however, local governments have the authority to lower the cap.

A majority of local subdivisions have assessment caps below 10%: 21 counties in fiscal 2016, 2017, and 2018. **Exhibit 1** lists county assessment caps for fiscal 2016 through 2018.

The Homestead Tax Credit Program is administered as follows:

- Increases in property assessments are equally spread out over three years. For example, if a property’s assessment increased by \$120,000, from \$300,000 to \$420,000, the increase would be phased in through increments of \$40,000 annually for the next three years.
- If the assessment cap were set at 10%, however, the amount of assessment subject to taxes would increase by only \$30,000 in the first year, \$33,000 in the following year, and \$36,300 in the third year.
- Since the assessment cap was set lower than the actual market increase, the homeowner does not have to pay taxes on the property’s full assessed value.

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**Exhibit 1**  
**County Assessment Caps**

<b>County</b>	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>
Allegany	7%	4%	4%
Anne Arundel	2%	2%	2%
Baltimore City	4%	4%	4%
Baltimore	4%	4%	4%
Calvert	10%	10%	10%
Caroline	5%	5%	5%
Carroll	5%	5%	5%
Cecil	8%	4%	4%
Charles	7%	7%	7%
Dorchester	5%	5%	5%
Frederick	5%	5%	5%
Garrett	5%	5%	5%
Harford	5%	5%	5%
Howard	5%	5%	5%
Kent	5%	5%	5%
Montgomery	10%	10%	10%
Prince George's	2%	0%	1%
Queen Anne's	5%	5%	5%
St. Mary's	5%	5%	5%
Somerset	10%	10%	10%
Talbot	0%	0%	0%
Washington	5%	5%	5%
Wicomico	5%	5%	5%
Worcester	3%	3%	3%

Source: State Department of Assessments and Taxation; Department of Legislative Services

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The extent to which the Homestead Tax Credit Program may actually restrict the ability of a county to raise property tax revenues depends on the county's need for revenues from the property tax and other legal and practical limitations. For example, a county impacted by a charter-imposed property tax limitation measure would presumably reduce tax rates to offset the impact of rising assessments in the absence of the homestead credit.

**Background:** Property assessments in Maryland increased significantly between fiscal 2000 and 2008. The average three-year increase in the full cash value of property

undergoing reassessment totaled 5.7% in 2000 and 60.2% in 2006. Properties reassessed for 2007 realized an increase of 56.1% statewide, whereas reassessments for 2008 realized an increase of 33.2%. However, the continual rapid increase in property assessments halted in 2009, as property valuation declined reflecting the national credit crisis and deteriorating economic conditions. Properties reassessed for 2011 realized a decrease of 17.9%; for 2012 reassessments declined by 13.0% and for 2013 reassessments declined by 3.6%. In the past four years, due to improvements in the national economy, property assessments have increased. Properties reassessed for 2014, 2015, 2016, and 2017 realized net increases in value of 4.7%, 10.8%, 10.9%, and 8.2%, respectively.

**State Fiscal Effect:** The bill lowers the State Homestead Property Tax Credit percentage from 10% to 5%. As discussed above, the Homestead Property Tax Credit caps property tax liability at 10% of the assessment increase. As a result of the bill, revenues decrease by approximately \$1.6 million in fiscal 2019 for the Annuity Bond Fund. **Exhibit 2** outlines the impact on special fund revenues.

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**Exhibit 2**  
**Impact on State Revenues**  
**Homestead Property Tax Credit Percentage at 5%**  
**(\$ in Thousands)**

	<u><b>FY 2019</b></u>	<u><b>FY 2020</b></u>	<u><b>FY 2021</b></u>	<u><b>FY 2022</b></u>
<b>Assessable Base Loss</b>				
10% Cap	\$1,065,536	\$1,118,812	\$1,174,753	\$1,233,491
5% Cap	2,503,718	2,628,904	2,760,349	2,898,366
State Tax Rate	0.112	0.112	0.112	0.112
<b>Special Fund Revenue</b>	<b>(\$1,611)</b>	<b>(\$1,691)</b>	<b>(\$1,776)</b>	<b>(\$1,865)</b>

Note: Estimate assumes no change in current property tax rate.

Source: State Department of Assessments and Taxation; Department of Legislative Services

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Debt service payments on the State's general obligation bonds are paid from the Annuity Bond Fund. Revenue sources for the fund include State property taxes; premium from bond sales; and repayments from certain State agencies, subdivisions, and private organizations. General funds may be appropriated directly to the Annuity Bond Fund to make up any differences between the debt service payments and funds available from property taxes and other sources. The fiscal 2018 State budget includes \$1.3 billion for

general obligation debt service costs, including \$263.0 million in general funds, \$969.1 million in special funds from the Annuity Bond Fund, \$6.7 million in transfer tax revenues, and \$11.5 million in federal funds.

To offset the reduction in State property tax revenues, general fund expenditures could increase in an amount equal to the decrease in the Annuity Bond Fund revenues or the State property tax rate would have to be increased to meet debt service payments. This assumes that the Annuity Bond Fund does not have an adequate fund balance to cover the reduction in State property tax revenues.

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### **Additional Information**

**Prior Introductions:** HB 170 of 2016 received a hearing in the House Ways and Means Committee, but no further action was taken. HB 149 of 2015 received a hearing in the House Ways and Means Committee, but no further action was taken. HB 576 of 2011 received an unfavorable report from the House Ways and Means Committee. HB 366 of 2010, HB 156 of 2009, HB 189 of 2008, and HB 9 of 2007 received a hearing in the House Ways and Means Committee, but no further action was taken on any of the bills. SB 446 of 2009 received a hearing in the Senate Budget and Taxation Committee, but no further action was taken.

**Cross File:** None.

**Information Source(s):** State Department of Assessments and Taxation; Department of Legislative Services

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