

SENATE BILL 10

Q1

8lr0064

(PRE-FILED)

By: **Senator Kasemeyer (By Request – Departmental – Assessments and Taxation)**

Requested: October 11, 2017

Introduced and read first time: January 10, 2018

Assigned to: Budget and Taxation

Committee Report: Favorable with amendments

Senate action: Adopted

Read second time: February 13, 2018

CHAPTER _____

1 AN ACT concerning

2 **Property Tax Assessments – Physical Inspection of Property**

3 FOR the purpose of repealing a requirement that the State Department of Assessments
4 and Taxation or the supervisor of assessments for a county value all real property
5 once in every 3–year cycle based on an exterior physical inspection of the real
6 property; requiring the Department’s review of each real property assessment in
7 every 3–year cycle to include a physical inspection under certain circumstances; and
8 generally relating to a requirement that the State Department of Assessments and
9 Taxation or the supervisor of assessments value property based on an exterior
10 physical inspection.

11 BY repealing and reenacting, without amendments,
12 Article – Tax – Property
13 Section 2–203(a)
14 Annotated Code of Maryland
15 (2012 Replacement Volume and 2017 Supplement)

16 BY repealing and reenacting, with amendments,
17 Article – Tax – Property
18 Section 2–203(b) and 8–104(b)(1)
19 Annotated Code of Maryland
20 (2012 Replacement Volume and 2017 Supplement)

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



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

Article – Tax – Property

2–203.

(a) (1) The Department shall continually review all real property assessments to provide a review of each assessment at least once in each 3–year cycle.

(2) If any assessment has not been reviewed during a 3–year cycle, the Department may order a review of the assessment at any time.

(b) (1) For the review under subsection (a) of this section, real property is not required to be reviewed individually or separately, but it may be grouped:

[(1)] (I) in areas;

[(2)] (II) by character or use; or

[(3)] (III) in any other manner that the Department considers to be helpful or necessary.

(2) FOR THE REVIEW UNDER SUBSECTION (A) OF THIS SECTION, THE DEPARTMENT SHALL PERFORM A PHYSICAL INSPECTION IF:

(I) THE VALUE OF IMPROVEMENTS IS BEING INITIALLY ESTABLISHED UNDER § 8–401(B)(3) OF THIS ARTICLE;

(II) THE VALUE OF SUBSTANTIALLY COMPLETED IMPROVEMENTS IS BEING ESTABLISHED UNDER § 8–104(C)(1)(III) OF THIS ARTICLE;

(III) THE PROPERTY IS THE SUBJECT OF A RECENT SALE, AND THE INSPECTION IS DEEMED NECESSARY BY THE DEPARTMENT FOR PURPOSES OF A MARKET ANALYSIS;

(IV) THE PROPERTY OWNER REQUESTS A PHYSICAL INSPECTION AS PART OF AN ACTIVE APPEAL; ~~OR~~

(V) THE DEPARTMENT IS NOTIFIED BY A COUNTY FINANCE OFFICER THAT A SUBSTANTIALLY COMPLETED IMPROVEMENT HAS BEEN MADE THAT ADDS AT LEAST \$1,000,000 IN VALUE TO THE PROPERTY; OR

~~(V)~~ (VI) THE DEPARTMENT OR THE SUPERVISOR DETERMINES THAT A PHYSICAL INSPECTION IS APPROPRIATE.

1 **(3) THE DEPARTMENT SHALL PERFORM THE PHYSICAL INSPECTION**
2 **REQUIRED UNDER PARAGRAPH (2)(V) OF THIS SUBSECTION WITHIN 30 DAYS AFTER**
3 **RECEIVING NOTICE OF THE IMPROVEMENT.**

4 8-104.

5 (b) (1) Notwithstanding a revaluation under subsection (c) of this section, the
6 Department or supervisor shall value all real property once in every 3-year cycle based on
7 [an exterior physical inspection] **A REVIEW** of the real property **UNDER § 2-203 OF THIS**
8 **ARTICLE.**

9 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect June
10 1, 2018.

Approved:

_____ Governor.

_____ President of the Senate.

_____ Speaker of the House of Delegates.