SENATE BILL 431

C8, L4 0lr1325 CF HB 345

By: Charles County Senators

Introduced and read first time: January 27, 2020

Assigned to: Budget and Taxation

Committee Report: Favorable with amendments

Senate action: Adopted

Read second time: February 25, 2020

CHAPTER

- 1 AN ACT concerning
- 2 Charles County Tax Increment Financing and Special Taxing Districts
- 3 FOR the purpose of authorizing Charles County to use the proceeds from the issuance of
- 4 certain tax increment financing bonds for certain purposes in the Waldorf Urban
- 5 Redevelopment Corridor; authorizing Charles County to establish a special taxing
- 6 district, impose ad valorem or special taxes, and issue bonds to provide financing,
- 7 refinancing, or reimbursement for certain costs; and generally relating to tax
- 8 increment financing and special taxing districts in Charles County.
- 9 BY repealing and reenacting, without amendments,
- 10 Article Economic Development
- 11 Section 12–203(a), 12–204(a), 12–207(a), and 12–209(a)
- 12 Annotated Code of Maryland
- 13 (2018 Replacement Volume and 2019 Supplement)
- 14 BY adding to
- 15 Article Economic Development
- 16 Section 12–207(g)
- 17 Annotated Code of Maryland
- 18 (2018 Replacement Volume and 2019 Supplement)
- 19 BY repealing and reenacting, without amendments,
- 20 Article Local Government
- 21 Section 21–503(a) and 21–504(a)
- 22 Annotated Code of Maryland

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

<u>Underlining</u> indicates amendments to bill.

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



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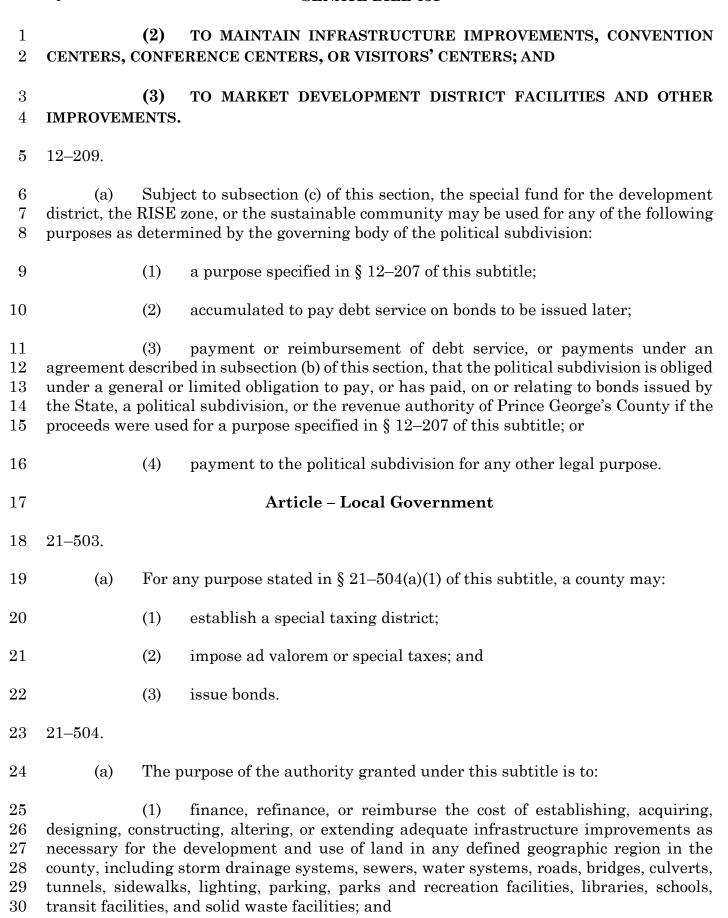
1	(2013 Volume and 2019 Supplement)		
2 3 4 5 6	BY repealing and reenacting, with amendments, Article – Local Government Section 21–521 Annotated Code of Maryland (2013 Volume and 2019 Supplement)		
7 8	SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:		
9	Article – Economic Development		
10	12–203.		
11	(a) Before issuing bonds, the governing body of the political subdivision shall:		
12	(1) by resolution:		
13 14	(i) designate a contiguous area within its jurisdiction as a development district;		
15 16	(ii) identify an area that has been designated a sustainable community; or		
17	(iii) identify an area that has been designated a RISE zone;		
18 19	(2) receive from the Supervisor of Assessments a certification of the amount of the original base, or if applicable, the adjusted assessable base; and		
20 21 22	(3) pledge that until the bonds are fully paid, or a longer period, the real property taxes in the development district, a RISE zone, or a sustainable community shall be divided as follows:		
23 24 25	(i) the portion of the taxes that would be produced at the current tax rate on the original taxable value base shall be paid to the respective taxing authorities in the same manner as taxes on other property are paid; and		
26 27 28 29	(ii) the portion of the taxes on the tax increment that normally would be paid into the general fund of the political subdivision shall be paid into the special fund established under $\S 12-208$ of this subtitle and applied in accordance with $\S 12-209$ of this subtitle.		
30	12–204.		
31	(a) Notwithstanding any limitation of law, an issuer may issue bonds from time		

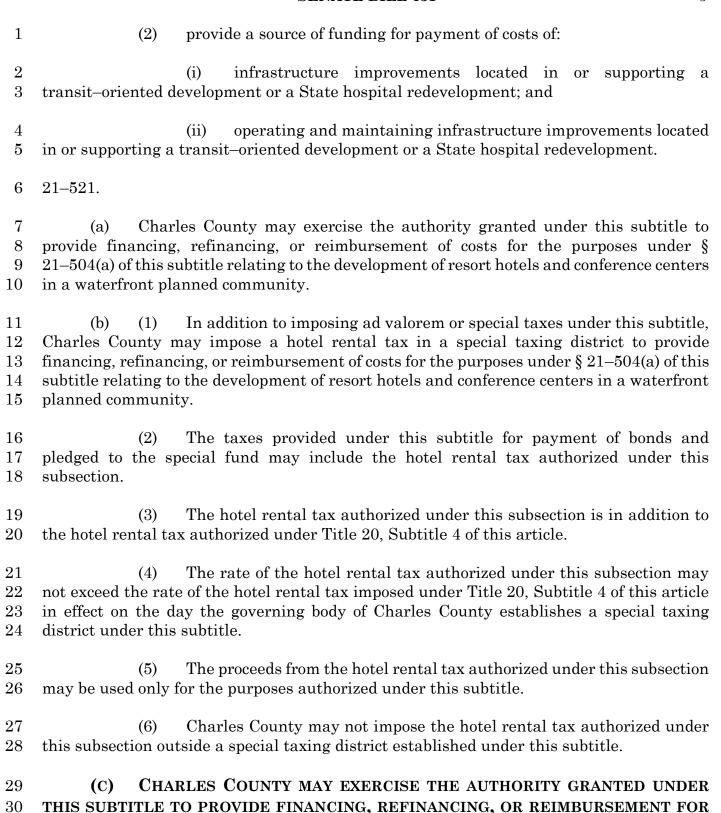
to time to finance the development of an industrial, commercial, or residential area.

12-207.1 2 (a) Except as provided in subsections (b) and (e) of this section, bond proceeds 3 may be used only: 4 (1) to buy, lease, condemn, or otherwise acquire property, or an interest in 5 property: 6 in the development district, a RISE zone, or a sustainable (i) 7 community; or 8 needed for a right-of-way or other easement to or from the (ii) development district, a RISE zone, or a sustainable community; 9 10 (2)for site removal; 11 (3) for surveys and studies; 12(4) to relocate businesses or residents: 13 to install utilities, construct parks and playgrounds, and for other needed improvements including: 14 (i) roads to, from, or in the development district; 15 16 parking; and (ii) 17 (iii) lighting; 18 (6) to construct or rehabilitate buildings for a governmental purpose or use; 19 for reserves or capitalized interest; (7)20 (8)for necessary costs to issue bonds; and 21 to pay the principal of and interest on loans, advances, or indebtedness 22that a political subdivision incurs for a purpose specified in this section. IN ADDITION TO THE PURPOSES LISTED IN SUBSECTION (A) OF THIS 23 (G) SECTION, THE PROCEEDS FROM BONDS ISSUED BY CHARLES COUNTY MAY BE USED 2425IN THE WALDORF URBAN REDEVELOPMENT CORRIDOR (WURC): 26 **(1)** CONVENTION CENTERS, CONFERENCE FOR CENTERS. \mathbf{OR}

27

VISITORS' CENTERS;





32 (1) CONVENTION CENTERS, CONFERENCE CENTERS, AND VISITORS' 33 CENTERS;

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THE COST OF:

(2) MAINTAINING INFRASTRUCTURE IMPROVEMENTS, CONVENTION CENTERS, CONFERENCE CENTERS, AND VISITORS' CENTERS; AND		
(3) IMPROVEMENTS.	MARKETING SPECIAL TAXING DISTRICT FACILITIES AND OTHER	
SECTION 2 1, 2020.	. AND BE IT FURTHER ENACTED, That this Act shall take effect July	
Approved:		
	Governor.	
	President of the Senate.	
	Speaker of the House of Delegates.	