

HOUSE BILL 765

Q1, Q2

4lr2464
CF 4lr2468

By: **Delegate Wells**

Introduced and read first time: January 31, 2024

Assigned to: Ways and Means

Committee Report: Favorable with amendments

House action: Adopted

Read second time: March 3, 2024

CHAPTER _____

1 AN ACT concerning

2 **Property Tax – Credit for Hotel or Residential Development Projects**

3 FOR the purpose of authorizing the Mayor and City Council of Baltimore City or the
4 governing body of a county or municipal corporation to grant, by law, a tax credit
5 against the county or municipal corporation property tax imposed on real property
6 that is used for certain hotel or residential development projects; altering eligibility
7 for a certain property tax credit in Wicomico County against the county or municipal
8 corporation property tax imposed on real property that is used for certain hotel or
9 residential development projects; and generally relating to property tax credits for
10 hotel or residential development.

11 BY adding to

12 Article – Tax – Property

13 Section 9–268

14 Annotated Code of Maryland

15 (2019 Replacement Volume and 2023 Supplement)

16 BY repealing

17 Article – Tax – Property

18 Section 9–324(d)

19 Annotated Code of Maryland

20 (2019 Replacement Volume and 2023 Supplement)

21 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,

22 That the Laws of Maryland read as follows:

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.



1 Article – Tax – Property

2 9-268.

3 (A) THE MAYOR AND CITY COUNCIL OF BALTIMORE CITY OR THE
4 GOVERNING BODY OF A COUNTY OR MUNICIPAL CORPORATION MAY GRANT, BY LAW,
5 A PROPERTY TAX CREDIT AGAINST THE COUNTY OR MUNICIPAL CORPORATION
6 PROPERTY TAX IMPOSED ON REAL PROPERTY THAT IS USED FOR A HOTEL OR
7 RESIDENTIAL DEVELOPMENT PROJECT THAT:

8 ~~(1)~~ IS NEWLY CONSTRUCTED OR INVOLVES SUBSTANTIAL
9 REHABILITATION OR REVITALIZATION OF EXISTING STRUCTURES;

10 ~~(2)~~ (B) TO QUALIFY FOR THE CREDIT UNDER THIS SECTION, A
11 HOTEL SHALL SUBSTANTIALLY INCREASES INCREASE THE ASSESSED VALUE OF THE
12 PROPERTY, AND,

13 ~~(3) IF MORE THAN~~

14 (C) TO QUALIFY FOR THE CREDIT UNDER THIS SECTION, A RESIDENTIAL
15 DEVELOPMENT PROJECT SHALL:

16 (1) INCLUDE AT LEAST 20 RESIDENTIAL UNITS ARE PART OF THE
17 DEVELOPMENT, INCLUDES; AND

18 (2) HAVE AT LEAST 15% OF ALL RESIDENTIAL UNITS WITHIN THE
19 DEVELOPMENT THAT ARE AFFORDABLE TO HOUSEHOLDS EARNING LESS THAN 80%
20 OF THE AREA MEDIAN INCOME.

21 ~~(B)~~ (D) THE MAYOR AND CITY COUNCIL OF BALTIMORE CITY OR THE
22 GOVERNING BODY OF A COUNTY OR OF A MUNICIPAL CORPORATION MAY PROVIDE,
23 BY LAW, FOR:

24 (1) THE AMOUNT AND DURATION OF THE TAX CREDIT UNDER THIS
25 SECTION;

26 (2) ELIGIBILITY REQUIREMENTS FOR THE TAX CREDIT;

27 (3) APPLICATION PROCEDURES FOR THE TAX CREDIT; AND

28 (4) ANY OTHER PROVISION NECESSARY TO CARRY OUT THIS SECTION.

29 9-324.

1 [(d) (1) The governing body of Wicomico County or the governing body of a
2 municipal corporation in Wicomico County may grant, by law, a property tax credit against
3 the county or municipal corporation property tax imposed on real property that is used for
4 a hotel or residential development project that:

5 (i) is newly constructed or involves substantial rehabilitation or
6 revitalization of existing structures; and

7 (ii) substantially increases the assessed value of the property.

8 (2) The governing body of Wicomico County or of a municipal corporation
9 in Wicomico County may provide, by law, for:

10 (i) the amount and duration of the tax credit under this subsection;

11 (ii) eligibility requirements for the tax credit;

12 (iii) application procedures for the tax credit; and

13 (iv) any other provision necessary to carry out this subsection.]

14 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall be construed to
15 apply only prospectively to property tax credits issued for hotel or residential development
16 projects that begin on or after the effective date of this Act and may not be applied or
17 interpreted to have any effect on or application to any county or municipal corporation
18 property tax credits issued in accordance with § 9–324(d) of the Tax – Property Article, as
19 enacted by Chapters 715 and 716 of the Acts of 2021, for hotel or residential development
20 projects in Wicomico County that began on or after July 1, 2021, but before the effective
21 date of this Act.

22 SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect June
23 1, 2024, and shall be applicable to all taxable years beginning after June 30, 2024.

Approved:

Governor.

Speaker of the House of Delegates.

President of the Senate.