
By: Senator Della

Introduced and read first time: February 2, 1996

Assigned to: Budget and Taxation

Committee Report: Favorable with amendments

Senate action: Adopted

Read second time: March 15, 1996

CHAPTER ____

1 AN ACT concerning

2 **Baltimore City - Urban Renewal - Exemption from Real Property Tax**

3 FOR the purpose of authorizing the City of Baltimore and the developer of a project in
4 an urban renewal area to negotiate a tax exemption and a payment in lieu of
5 Baltimore City property tax for certain real property under certain circumstances;
6 defining a certain term; and generally relating to real property taxes in Baltimore
7 City.

8 BY adding to

9 Article - Tax - Property

10 Section 7-504.1

11 Annotated Code of Maryland

12 (1994 Replacement Volume and 1995 Supplement)

13 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF

14 MARYLAND, That the Laws of Maryland read as follows:

15 **Article - Tax - Property**

16 7-504.1.

17 (A) IN THIS SECTION, "URBAN RENEWAL AREA" MEANS AN URBAN RENEWAL
18 PROJECT THAT IS SO DESIGNATED BY AN URBAN RENEWAL ORDINANCE ENACTED
19 BY THE MAYOR AND CITY COUNCIL OF BALTIMORE CITY UNDER THE BALTIMORE
20 CITY CODE.

21 (B) REAL PROPERTY UNDER A DEVELOPMENT PLAN THAT IS UNDER

22 CONTINUING DEVELOPMENT IS EXEMPT FROM BALTIMORE CITY PROPERTY TAX IF:

23 (1) THE REAL PROPERTY IS LOCATED IN AN URBAN RENEWAL AREA;

2

1 (2) THE REAL PROPERTY IS OWNED BY A PERSON WHO:

2 (I) IS ENGAGED IN CONSTRUCTING AND OPERATING HOUSING
3 STRUCTURES OR PROJECTS, INCLUDING NONDWELLING COMMERCIAL AND
4 COMMUNITY FACILITIES;

5 (II) INVESTS A MINIMUM OF \$50,000,000 OF PRIVATE CAPITAL IN THE
6 DEVELOPMENT; AND

7 (III) DEMONSTRATES TO THE SATISFACTION OF THE BOARD OF
8 ESTIMATES OF BALTIMORE CITY THE FINANCIAL NECESSITY FOR AN AGREEMENT
9 AS AUTHORIZED BY THIS SECTION; AND

10 (3) THE OWNER OF THE REAL PROPERTY AND THE BALTIMORE CITY
11 BOARD OF ESTIMATES AGREE ON THE PAYMENT THAT THE OWNER SHALL MAKE TO
12 BALTIMORE CITY IN LIEU OF BALTIMORE CITY PROPERTY TAXES.

13 (C) REAL PROPERTY DESCRIBED IN SUBSECTION (A) OF THIS SECTION IS
14 EXEMPT FROM BALTIMORE CITY PROPERTY TAX AS THE PARTIES AGREE UNDER
15 SUBSECTION (B) OF THIS SECTION.

16 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
17 June 1, 1996.