
By: Charles County Delegation

Introduced and read first time: February 17, 1997

Assigned to: Ways and Means

A BILL ENTITLED

1 AN ACT concerning

2 **Charles County - Special Taxing Districts - Developing and Financing Infrastructure**
3 **Improvements**

4 FOR the purpose of authorizing Charles County to exercise certain powers concerning
5 the creation of special taxing districts, the levying of certain taxes, and the issuing of
6 certain bonds for developing and financing infrastructure improvements under
7 certain circumstances; providing that Charles County may exercise certain powers
8 concerning the developing and financing of infrastructure improvements only in
9 certain zones; and generally relating to the authority of Charles County to create
10 special taxing districts for developing and financing infrastructure improvements.

11 BY repealing and reenacting, with amendments,
12 Article 24 - Political Subdivisions - Miscellaneous Provisions
13 Section 9-1301(b) and (c)
14 Annotated Code of Maryland
15 (1996 Replacement Volume)

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

18 **Article 24 - Political Subdivisions - Miscellaneous Provisions**

19 9-1301.

20 (b) This section applies only to Anne Arundel County, CHARLES COUNTY,
21 Garrett County, Howard County, Prince George's County, Washington County, and
22 Wicomico County.

23 (c) (1) Subject to the provisions of this section, and for the purpose stated in
24 paragraph (2) of this subsection, the county may:

- 25 (i) Create a special taxing district;
- 26 (ii) Levy ad valorem or special taxes; and
- 27 (iii) Issue bonds and other obligations.

28 (2) The purpose of the authority granted under paragraph (1) of this
29 subsection is to provide financing, refinancing, or reimbursement for the cost of the

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1 design, construction, establishment, extension, alteration, or acquisition of adequate
2 storm drainage systems, sewers, water systems, roads, bridges, culverts, tunnels, streets,
3 sidewalks, lighting, parking, parks and recreation facilities, libraries, schools, transit
4 facilities, solid waste facilities, and other infrastructure improvements as necessary,
5 whether situated within the special taxing district or outside the special taxing district if
6 the infrastructure improvement is reasonably related to other infrastructure
7 improvements within the special taxing district, for the development and utilization of the
8 land, each with respect to any defined geographic region within the county.

9 (3) A law enacted by Anne Arundel County under the authority of this
10 section:

11 (i) Shall specify the types of infrastructure and related costs that may
12 be financed;

13 (ii) Shall require:

14 1. Reasonable disclosure in the real estate contract to buyers of
15 real property within a special taxing district of any special assessment, special tax, or
16 other fee or charge for which the buyer would be liable due to the special taxing district;

17 2. That a seller's failure to provide the disclosure required
18 under subitem 1 of this item renders the contract voidable at the option of the buyer
19 before the date of settlement; and

20 3. That adequate debt service reserve funds be maintained;

21 (iii) May not allow:

22 1. Acceleration of assessments or taxes by reason of bond
23 default; or

24 2. An increase in the maximum special assessments, special
25 taxes, or other fees or charges applicable to any individual property in the event that
26 other property owners become delinquent in the payment of a special assessment, special
27 tax, or other fee or charge securing special obligation debt issued under this section; and

28 (iv) May provide:

29 1. For exemptions, deferrals, and credits; and

30 2. That a lien attaches to property within a special taxing
31 district to the extent of that property owner's obligation under any special taxing district
32 financing.

33 (4) CHARLES COUNTY MAY EXERCISE THE AUTHORITY GRANTED
34 UNDER THIS SECTION ONLY IN COMMERCIAL OR LIGHT INDUSTRIAL ZONES.

35 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
36 October 1, 1997.