

HOUSE BILL 1123

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Q2

1998 Regular Session
8r2331
CF 8r2330

By: **Delegate Boston (Baltimore City Administration)**

Introduced and read first time: February 13, 1998

Assigned to: Ways and Means

Committee Report: Favorable with amendments

House action: Adopted

Read second time: March 27, 1998

CHAPTER_____

1 AN ACT concerning

2 **Baltimore City - Property Tax Exemption - Residential Conversion of**
3 **Commercial Buildings**

4 FOR the purpose of providing for a certain exemption from county property tax for
5 certain vacant and underutilized commercial buildings in a certain district of
6 Baltimore City that meet certain criteria and are subject to a certain agreement
7 between the owner of the real property and the Baltimore City Board of
8 Estimates; defining a certain term; and generally relating to a property tax
9 exemption for certain property in Baltimore City.

10 BY adding to
11 Article - Tax - Property
12 Section 7-504.2
13 Annotated Code of Maryland
14 (1994 Replacement Volume and 1997 Supplement)

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

17 **Article - Tax - Property**

18 7-504.2.

19 (A) IN THIS SECTION, "DOWNTOWN MANAGEMENT DISTRICT" MEANS THE
20 DISTRICT WHOSE BOUNDARIES ARE SET FORTH IN ARTICLE II, § 61(A)(2)(I) OF THE
21 BALTIMORE CITY CHARTER.

1 (B) VACANT AND UNDERUTILIZED COMMERCIAL BUILDINGS THAT ARE
2 UNDER A DEVELOPMENT PLAN ARE EXEMPT FROM COUNTY PROPERTY TAX IF:

3 (1) THE REAL PROPERTY IS LOCATED IN THE DOWNTOWN
4 MANAGEMENT DISTRICT;

5 (2) THE REAL PROPERTY MEETS TWO OF THE FOLLOWING CRITERIA:

6 (I) THE IMPROVEMENT ON THE PROPERTY IS OVER 25 YEARS OLD;

7 (II) THE PROPERTY WAS LAST USED AS ~~OFFICE~~ COMMERCIAL
8 SPACE WITH ACCESSORY USES; ~~AND OR~~

9 (III) THE PROPERTY HAS BEEN AT LEAST 75% VACANT FOR MORE
10 THAN 3 YEARS;

11 (3) THE REAL PROPERTY IS OWNED BY A PERSON WHO:

12 (I) IS ENGAGED IN CONSTRUCTING AND OPERATING HOUSING
13 STRUCTURES OR PROJECTS, INCLUDING NONDWELLING COMMERCIAL AND
14 COMMUNITY FACILITIES;

15 (II) PROVIDES A MINIMUM OF \$500,000 OF PRIVATE CAPITAL IN THE
16 DEVELOPMENT OF THE RESIDENTIAL PORTION OF THE PROJECT;

17 (III) RENOVATES THE REAL PROPERTY SO THAT AT LEAST 75% OF
18 THE TOTAL LEASABLE SQUARE FOOTAGE OF THE BUILDING IS USED FOR RENTAL
19 RESIDENTIAL HOUSING; AND

20 (IV) DEMONSTRATES TO THE SATISFACTION OF THE BOARD OF
21 ESTIMATES OF BALTIMORE CITY THE FINANCIAL NECESSITY FOR AN AGREEMENT AS
22 AUTHORIZED BY THIS SECTION; AND

23 (4) THE OWNER OF THE REAL PROPERTY AND THE BALTIMORE CITY
24 BOARD OF ESTIMATES AGREE ON THE PAYMENT THAT THE ~~OWNERS~~ OWNER SHALL
25 MAKE TO BALTIMORE CITY IN LIEU OF THE COUNTY PROPERTY TAXES.

26 (C) REAL PROPERTY THAT QUALIFIES FOR AN EXEMPTION UNDER THIS
27 SECTION IS EXEMPT FROM COUNTY PROPERTY TAX TO THE EXTENT THAT THE
28 PARTIES AGREE UNDER SUBSECTION (B) OF THIS SECTION.

29 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
30 July 1, 1998.

