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By: **Senator Hafer**

Introduced and read first time: January 29, 1998

Assigned to: Budget and Taxation

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A BILL ENTITLED

1 AN ACT concerning

2 **Property Tax Assessment - Single-Family Residential Real Property**

3 FOR the purpose of prohibiting the supervisor of assessments for each county to use  
4 the valuations of single-family residential real property that is owner occupied  
5 to value income producing single-family residential real property; prohibiting  
6 the supervisor of assessments for each county to use the valuations of income  
7 producing single-family residential real property to value single-family  
8 residential real property that is owner-occupied; repealing the authority of a  
9 supervisor of assessments for each county to value the income producing  
10 property by using the same methods that are used for single-family residential  
11 real property that is owner-occupied; and generally relating to the assessment  
12 of single-family residential real property.

13 BY repealing and reenacting, with amendments,  
14 Article - Tax - Property  
15 Section 8-105(a)  
16 Annotated Code of Maryland  
17 (1994 Replacement Volume and 1997 Supplement)

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

20 **Article - Tax - Property**

21 8-105.

22 (a) (1) Except for land that is actively devoted to farm or agricultural use,  
23 the supervisor:

24 (i) may value income producing real property by using the  
25 capitalization of income method or any other appropriate method of valuing the real  
26 property; and

27 (ii) shall consider an income method in valuing income producing  
28 commercial real property.

1 [(2) For income producing single-family residential real property, the  
2 supervisor may value the property by using the same methods that are used for  
3 single-family residential real property that is owner-occupied.]

4 (2) (I) THE SUPERVISOR MAY NOT USE THE VALUATIONS OF  
5 SINGLE-FAMILY RESIDENTIAL REAL PROPERTY THAT IS OWNER-OCCUPIED TO  
6 VALUE INCOME PRODUCING SINGLE-FAMILY RESIDENTIAL REAL PROPERTY.

7 (II) THE SUPERVISOR MAY NOT USE THE VALUATIONS OF INCOME  
8 PRODUCING SINGLE-FAMILY RESIDENTIAL REAL PROPERTY TO VALUE  
9 SINGLE-FAMILY RESIDENTIAL REAL PROPERTY THAT IS OWNER-OCCUPIED.

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