

Department of Legislative Services
Maryland General Assembly

FISCAL NOTE

House Bill 800 (Delegate Rosenberg)

Appropriations

Urban Revitalization - State Agency Offices - Downtown Locations

This bill requires the Department of General Services (DGS) to adopt regulations that require State agencies to locate their facilities in a “downtown” area and specifies items that the regulations must take into account. DGS must utilize the Maryland Department of Housing and Community Development’s “Main Street Maryland” guidelines to determine which communities qualify as downtown areas.

Fiscal Summary

State Effect: Indeterminate increase in expenditures. To the extent that the bill spurs revitalization in certain areas, tax revenues could increase and expenditures on certain assistance programs could decrease.

Local Effect: To the extent that the bill spurs revitalization in certain areas, tax revenues could increase.

Small Business Effect: Potential meaningful.

Fiscal Analysis

State Effect: To the extent that locating in a downtown area is more expensive than other options, State expenditures would increase. In addition, the bill requires the regulations to consider giving primary consideration to the restoration of existing structures making reasonable efforts to restore or rebuild the structure’s facade. To the extent that restoration is more expensive than building a new facility, expenditures would increase. The actual effect on expenditures depends on the regulations adopted by DGS. DGS advises that the Office of Real Estate has consistently directed State agency lease procurements to include conservation/revitalization and redevelopment areas in the creation of solicitation boundaries.

The evaluation factors employed in scoring lease proposals include the awarding of bonus points for properties located within empowerment, enterprise, or conservation areas.

Local Effect: To the extent that the bill spurs revitalization in certain areas, local tax revenues could increase.

Small Business Effect: To the extent that the bill spurs revitalization in certain areas, small businesses in those areas could benefit.

Information Source(s): Department of General Services, Department of Housing and Community Development, University System of Maryland, Department of Legislative Services

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