

SENATE BILL 352  
EMERGENCY BILL

Unofficial Copy  
Q2

1999 Regular Session  
9r1507  
CF 9r1364

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By: **Senator McFadden**

Introduced and read first time: February 5, 1999

Assigned to: Budget and Taxation

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A BILL ENTITLED

1 AN ACT concerning

2 **Baltimore City - Property Tax - Exemption for New Construction of**  
3 **Commercial and Multifamily Residential Property**

4 FOR the purpose of providing for a certain exemption from county property tax for  
5 certain newly constructed commercial and multifamily residential property  
6 located in certain urban renewal areas in certain parts of Baltimore City; setting  
7 forth certain requirements in order to qualify for the property tax exemption;  
8 defining a certain term; making this Act an emergency measure; and generally  
9 relating to a property tax exemption for certain property located in Baltimore  
10 City.

11 BY adding to  
12 Article - Tax - Property  
13 Section 7-504.3  
14 Annotated Code of Maryland  
15 (1994 Replacement Volume and 1998 Supplement)

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

18 **Article - Tax - Property**

19 7-504.3.

20 (A) IN THIS SECTION, "URBAN RENEWAL AREA" MEANS THE FOLLOWING  
21 URBAN RENEWAL AREAS SO DESIGNATED BY URBAN RENEWAL ORDINANCES  
22 ENACTED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE UNDER THE  
23 BALTIMORE CITY CHARTER:

- 24 (1) CAMDEN STATION AREA;
- 25 (2) CHARLES CENTER;
- 26 (3) FINANCIAL DISTRICT;
- 27 (4) HARBOR CAMPUS;

- 1 (5) INNER HARBOR EAST;
- 2 (6) INNER HARBOR PROJECT;
- 3 (7) INNER HARBOR PROJECT I A;
- 4 (8) INNER HARBOR WEST;
- 5 (9) MARKET CENTER;
- 6 (10) MARKET CENTER WEST; AND
- 7 (11) MUNICIPAL CENTER.

8 (B) REAL PROPERTY THAT IS NEWLY CONSTRUCTED COMMERCIAL OR  
9 MULTIFAMILY RESIDENTIAL PROPERTY FOR WHICH A CERTIFICATE OF OCCUPANCY  
10 IS OR WILL BE ISSUED ON OR AFTER JANUARY 1, 1999, IS EXEMPT FROM BALTIMORE  
11 CITY PROPERTY TAX IF:

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

13 (2) THE REAL PROPERTY IS OWNED BY A PERSON OR ENTITY WHO,  
14 ALONE OR IN CONCERT WITH OTHERS:

15 (I) IS ENGAGED IN CONSTRUCTING AND OPERATING, ON ONE OR  
16 MORE PARCELS OF THE REAL PROPERTY, A PROJECT PRIMARILY USED, INCLUDING  
17 RELATED FACILITIES, AS:

- 18 1. A HOTEL;
- 19 2. AN OFFICE BUILDING;
- 20 3. A RETAIL FACILITY;
- 21 4. A MULTIFAMILY RESIDENTIAL STRUCTURE; OR
- 22 5. A PARKING FACILITY;

23 (II) INVESTS A MINIMUM OF \$10,000,000 OF PRIVATE CAPITAL IN  
24 THE DEVELOPMENT; AND

25 (III) DEMONSTRATES TO THE SATISFACTION OF THE BOARD OF  
26 ESTIMATES OF BALTIMORE CITY:

- 27 1. THE FINANCIAL NECESSITY FOR AN EXEMPTION AS  
28 AUTHORIZED BY THIS SECTION; AND
- 29 2. THE PUBLIC BENEFIT THAT THE PROJECT WILL PROVIDE,  
30 INCLUDING:
  - 31 A. THE ENCOURAGEMENT OF ECONOMIC DEVELOPMENT;

1 B. THE CREATION OF JOB OPPORTUNITIES; AND

2 C. THE GENERAL PROMOTION AND IMPROVEMENT OF  
3 BALTIMORE CITY AND ITS FACILITIES;

4 (3) THE MAYOR AND CITY COUNCIL OF BALTIMORE HAVE AUTHORIZED  
5 THE PROJECT BY A RESOLUTION STIPULATING THAT THE PROJECT WILL NOT  
6 INVOLVE GAMBLING ACTIVITIES BEYOND THOSE GAMBLING ACTIVITIES ALLOWED  
7 BY LAW AS OF JANUARY 1, 1998; AND

8 (4) THE OWNER OF THE REAL PROPERTY AND THE BALTIMORE CITY  
9 BOARD OF ESTIMATES ENTER INTO A PAYMENT IN LIEU OF TAXES AGREEMENT  
10 SPECIFYING ANY AMOUNT THAT THE OWNER SHALL PAY TO BALTIMORE CITY IN  
11 LIEU OF THE PAYMENT OF BALTIMORE CITY PROPERTY TAXES.

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

15 SECTION 2. AND BE IT FURTHER ENACTED, That this Act is an emergency  
16 measure, is necessary for the immediate preservation of the public health and safety,  
17 has been passed by a ye and nay vote supported by three-fifths of all the members  
18 elected to each of the two Houses of the General Assembly, and shall take effect from  
19 the date it is enacted.