

SENATE BILL 395

Unofficial Copy  
Q1

1999 Regular Session  
9r1454  
CF 9r1453

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By: **Senators Ruben and Hogan**

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 **Property Tax - Vacant or Underutilized Commercial Buildings**

3 FOR the purpose of authorizing the governing body of a county or municipal  
4 corporation to provide for a property tax exemption or credit for certain vacant  
5 or underutilized commercial buildings that are converted primarily to housing;  
6 authorizing the governing body of a county or municipal corporation to establish  
7 certain conditions for the granting of any property tax credit or exemption;  
8 restricting the use of either an exemption or a credit for each property; requiring  
9 the governing body of a county or municipal corporation to submit a copy of any  
10 legislation granting an exemption or credit to the Maryland Department of  
11 Assessments and Taxation by a certain date; and generally relating to a  
12 property tax credit or exemption for certain vacant or underutilized commercial  
13 buildings in a county or municipal corporation that are converted primarily to  
14 housing.

15 BY adding to  
16 Article - Tax - Property  
17 Section 7-504.3 and 9-233  
18 Annotated Code of Maryland  
19 (1994 Replacement Volume and 1998 Supplement)

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

22 **Article - Tax - Property**

23 7-504.3.

24 (A) THE GOVERNING BODY OF A COUNTY OR MUNICIPAL CORPORATION MAY  
25 PROVIDE BY LAW FOR AN EXEMPTION FROM THE COUNTY OR MUNICIPAL  
26 CORPORATION PROPERTY TAX, IN PART OR IN FULL, IMPOSED ON A VACANT OR  
27 UNDERUTILIZED COMMERCIAL BUILDING IF THE BUILDING:

28 (1) WAS BUILT PRIMARILY FOR OFFICE, INDUSTRIAL, OR OTHER  
29 COMMERCIAL PURPOSES;

1 (2) WAS LAST USED FOR OFFICE, INDUSTRIAL, OR OTHER COMMERCIAL  
2 PURPOSES; AND

3 (3) IS RENOVATED FOR USE PRIMARILY AS HOUSING.

4 (B) THE GOVERNING BODY OF A COUNTY OR MUNICIPAL CORPORATION MAY  
5 ESTABLISH CONDITIONS FOR THE GRANTING OF A PROPERTY TAX EXEMPTION  
6 UNDER THIS SECTION, INCLUDING:

7 (1) ELIGIBILITY CRITERIA;

8 (2) APPLICATION PROCEDURES; AND

9 (3) PROVISIONS FOR A PAYMENT IN LIEU OF TAXES TO THE COUNTY OR  
10 MUNICIPAL CORPORATION BY THE RECIPIENT OF THE EXEMPTION.

11 (C) IF THE GOVERNING BODY OF A COUNTY OR MUNICIPAL CORPORATION  
12 GRANTS A PROPERTY TAX EXEMPTION UNDER THIS SECTION, IT MAY NOT ALSO  
13 GRANT A PROPERTY TAX CREDIT UNDER § 9-233 OF THIS ARTICLE FOR THE SAME  
14 BUILDING.

15 9-233.

16 (A) THE GOVERNING BODY OF A COUNTY OR MUNICIPAL CORPORATION MAY  
17 GRANT, BY LAW, A PROPERTY TAX CREDIT UNDER THIS SECTION AGAINST THE  
18 COUNTY OR MUNICIPAL CORPORATION PROPERTY TAX IMPOSED ON REAL PROPERTY  
19 CONTAINING A VACANT OR UNDERUTILIZED COMMERCIAL BUILDING THAT:

20 (1) WAS BUILT PRIMARILY FOR OFFICE, INDUSTRIAL, OR OTHER  
21 COMMERCIAL PURPOSES;

22 (2) WAS LAST USED FOR OFFICE, INDUSTRIAL, OR OTHER COMMERCIAL  
23 PURPOSES; AND

24 (3) IS RENOVATED FOR USE PRIMARILY AS HOUSING.

25 (B) THE GOVERNING BODY OF A COUNTY OR MUNICIPAL CORPORATION MAY  
26 ESTABLISH CONDITIONS FOR THE GRANTING OF A PROPERTY TAX CREDIT UNDER  
27 PARAGRAPH (1) OF THIS SUBSECTION, INCLUDING:

28 (1) ELIGIBILITY CRITERIA;

29 (2) APPLICATION PROCEDURES; AND

30 (3) PROVISIONS FOR A PAYMENT IN LIEU OF TAXES TO THE COUNTY OR  
31 MUNICIPAL CORPORATION BY THE RECIPIENT OF THE TAX CREDIT.

32 (C) IF THE GOVERNING BODY OF A COUNTY OR MUNICIPAL CORPORATION  
33 GRANTS A PROPERTY TAX CREDIT UNDER SUBSECTION (A) OF THIS SECTION, IT MAY  
34 NOT ALSO GRANT A PROPERTY TAX EXEMPTION UNDER § 7-504.3 OF THIS ARTICLE  
35 FOR THE SAME BUILDING.

1 SECTION 2. AND BE IT FURTHER ENACTED, That the governing body of a  
2 county or municipal corporation shall submit to the Maryland Department of  
3 Assessments and Taxation a copy of any legislation enacted under the authority of  
4 this Act.

5 SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect  
6 October 1, 1999.