

# SENATE BILL 827

Q2

71r3146  
CF HB 813

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By: **Senator McFadden**

Introduced and read first time: February 16, 2007

Assigned to: Rules

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## A BILL ENTITLED

1 AN ACT concerning

2 **Baltimore City - Property Tax Credit - Inclusionary Housing**

3 FOR the purpose of authorizing the Mayor and City Council of Baltimore City to  
4 grant, by law, a property tax credit against the county property tax imposed on  
5 mixed-income rental residential developments that offer affordable units and  
6 are owned by certain owners; authorizing the Mayor and City Council of  
7 Baltimore City to provide, by law, for eligibility criteria for the tax credit, the  
8 amount and duration of the tax credit, certain regulations and procedures, and  
9 any other provision necessary to carry out the tax credit; providing for the  
10 application of this Act; and generally relating to property tax credits for  
11 inclusionary housing in Baltimore City.

12 BY adding to  
13 Article - Tax - Property  
14 Section 9-304(g)  
15 Annotated Code of Maryland  
16 (2001 Replacement Volume and 2006 Supplement)

17 Preamble

18 WHEREAS, Economic diversity in Baltimore City, anchored by a strong and  
19 stable middle class and including homes for the full range of Baltimore City's  
20 workforce, as well as for seniors and others on fixed incomes, will stimulate economic  
21 investment, promote neighborhood stability, and increase public safety for all; and

22 WHEREAS, The private sector, as the primary source of housing and economic

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 development activity in Baltimore City, is not solely, through its individual  
2 development actions, able to create economically diverse neighborhoods or  
3 developments or to develop housing for the broad range of incomes that will lead to  
4 economic diversity; and

5 WHEREAS, In an effort to spur the development of inclusionary housing,  
6 Baltimore City Council Bill 06-0558 would grant the owners of rental residential  
7 developments that offer inclusionary housing a property tax credit on the enactment  
8 by the Maryland General Assembly of enabling legislation to authorize the property  
9 tax credit; now, therefore,

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

12 **Article - Tax - Property**

13 9-304.

14 **(G) (1) THE MAYOR AND CITY COUNCIL OF BALTIMORE CITY MAY**  
15 **GRANT, BY LAW, A PROPERTY TAX CREDIT UNDER THIS SUBSECTION AGAINST**  
16 **THE COUNTY PROPERTY TAX IMPOSED ON MIXED-INCOME RENTAL**  
17 **RESIDENTIAL DEVELOPMENTS THAT:**

18 **(I) OFFER AFFORDABLE UNITS; AND**

19 **(II) ARE OWNED BY QUALIFYING OWNERS.**

20 **(2) THE MAYOR AND CITY COUNCIL OF BALTIMORE CITY MAY**  
21 **PROVIDE, BY LAW, FOR THE FOLLOWING PROVISIONS RELATING TO THE TAX**  
22 **CREDIT AUTHORIZED UNDER PARAGRAPH (1) OF THIS SUBSECTION:**

23 **(I) ELIGIBILITY CRITERIA FOR THE TAX CREDIT;**

24 **(II) THE AMOUNT AND DURATION OF THE TAX CREDIT;**

25 **(III) REGULATIONS AND PROCEDURES FOR THE**  
26 **APPLICATION AND UNIFORM PROCESSING OF REQUESTS FOR THE TAX CREDIT;**  
27 **AND**

28 **(IV) ANY OTHER PROVISIONS NECESSARY TO CARRY OUT**  
29 **THE CREDIT AUTHORIZED BY THIS SUBSECTION.**

1           SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
2   June 1, 2007, and shall be applicable to all taxable years beginning after June 30,  
3   2007.