

Department of Legislative Services
 Maryland General Assembly
 2008 Session

FISCAL AND POLICY NOTE

House Bill 1180 (Delegate Kach)
 Ways and Means

Homestead Property Tax Credit - Applications

This bill provides that the requirement for homeowners to file applications to the State Department of Assessments and Taxation to qualify for the homestead property tax credit, established by Chapters 564 and 565 of 2007, does not apply to a dwelling for which the credit was received for any taxable year beginning on or before July 1, 2007, unless the dwelling is transferred for consideration to new ownership on or after December 31, 2007.

The bill takes effect July 1, 2008.

Fiscal Summary

State Effect: Special fund revenues could decrease by a potentially significant amount beginning in FY 2009 to the extent properties that would have been determined ineligible continue receiving a homestead tax credit. Any such decrease cannot be reliably estimated and depends on the number of ineligible properties and the value of the homestead tax credits. General fund revenues and expenditures would decrease by \$681,200 in FY 2009 and \$739,500 by FY 2013. Future years reflect annualization and inflation.

(in dollars)	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013
GF Revenue	(\$681,200)	(\$703,500)	(\$688,600)	(\$713,600)	(\$739,500)
SF Revenue	-	-	-	-	-
GF Expenditure	(681,200)	(703,500)	(688,600)	(713,600)	(739,500)
Net Effect	\$0	\$0	\$0	\$0	\$0

Note:() = decrease; GF = general funds; FF = federal funds; SF = special funds; - = indeterminate effect

Local Effect: Local property tax revenues could decrease by a potentially significant amount beginning in FY 2009 to the extent ineligible properties continue receiving a homestead tax credit. The decrease cannot be reliably estimated and depends on the

number of ineligible properties and the value of the homestead tax credits. Total county expenditures would decrease by \$681,200 in FY 2009 and \$739,500 by FY 2013.

Small Business Effect: None.

Analysis

Current Law: Chapters 564 and 565 of 2007 require homeowners to file a specified application with SDAT to qualify for the homestead property tax credit.

Specifically, Chapters 564 and 565 prohibit SDAT from authorizing the credit and the State, county, and municipal governments are prohibited from granting the credit unless the application is filed • within 180 days following the date the dwelling is transferred for consideration to new ownership, for a dwelling that is transferred to new ownership after December 31, 2007; or • on or before December 31, 2012, for a dwelling that was last transferred to new ownership on or before December 31, 2007. SDAT must provide homeowners the option of submitting the required application electronically on its web site. The Comptroller is required to provide cooperation to SDAT in adopting an audit procedure and assistance in post-auditing applications.

Background: Beginning January 2008, the first homestead tax credit applications were sent out to Maryland homeowners with the annual assessment notices. This application requires homeowners to include their Social Security number on the application. As a governmental tax agency, SDAT has legal authority to possess federal tax information, including Social Security numbers for all Maryland residents. As a result of that legal status, SDAT has in its possession federal tax information and Social Security numbers for all Maryland residents. Also, while SDAT is legally entitled to possess this information, there are several safeguards in place to ensure that this information is used legally and properly and remains confidential. These safeguards include a prohibition against using a Social Security number for a purpose other than for that it is requested (in this case it is needed to verify homestead eligibility), secure storage, and IRS audit.

The Homestead Tax Credit Program (assessment caps) provides tax credits against State, county, and municipal real property taxes for owner-occupied residential properties for the amount of real property taxes resulting from an annual assessment increase that exceeds a certain percentage or “cap” in any given year. The State requires the cap on assessment increases to be set at 10% for State property tax purposes; however, local governments have the authority to lower the cap.

A majority of local subdivisions have assessment caps below 10%: 15 counties in fiscal 2007; 18 counties in fiscal 2008; and 19 counties in fiscal 2009. **Exhibit 1** lists the counties with assessment caps below 10% in fiscal 2007 through 2009. Due to the

continuing rise in property assessments, two counties (Harford and Prince George's) lowered their assessment cap in fiscal 2009.

The Homestead Tax Credit Program is administered as follows:

- Increases in property assessments are equally spread out over three years. For example, if a property's assessment increased by \$60,000, from \$80,000 to \$140,000, the increase would be phased in through increments of \$20,000 annually for the next three years.
- If the assessment cap were set at 10%, however, the amount of assessment subject to taxes would increase by only \$8,000 in the first year, \$8,800 in the following year, and \$9,680 in the third year.
- Since the assessment cap was set lower than the actual market increase, the homeowner does not have to pay taxes on the property's full assessed value.

Exhibit 1
Counties with Assessment Caps Below 10%

County	FY 2007	FY 2008	FY 2009
Anne Arundel	2%	2%	2%
Baltimore City	4%	4%	4%
Baltimore	4%	4%	4%
Caroline	10%	5%	5%
Carroll	7%	7%	7%
Cecil	8%	8%	8%
Charles	10%	7%	7%
Dorchester	5%	5%	5%
Frederick	5%	5%	5%
Garrett	5%	5%	5%
Harford	10%	10%	9%
Howard	5%	5%	5%
Kent	5%	5%	5%
Prince George's	3%	4%	3%
Queen Anne's	5%	5%	5%
St. Mary's	5%	5%	5%
Talbot	0%	0%	0%
Washington	10%	5%	5%
Worcester	3%	3%	3%

Source: State Department of Assessments and Taxation

The Homestead Tax Credit Program has provided significant local property tax relief in recent years. This foregone revenue is estimated at \$1.0 billion in fiscal 2008, \$1.4 billion in fiscal 2009, and \$1.8 billion in fiscal 2010. While the State has set the assessment cap at 10%, a majority of jurisdictions have an assessment cap below 10%. The tax relief associated with an assessment cap below 10% is estimated at \$112.9 million in fiscal 2008, \$130.8 million in fiscal 2009, and \$278.1 million in fiscal 2010. **Exhibit 2** shows the estimated county property tax revenue foregone for fiscal 2008 through 2010 and the percentage of the county assessable base that is not taxable due to the assessment caps.

The extent to which the Homestead Tax Credit Program may actually restrict the ability of a county to raise property tax revenues depends on the county's need for revenues from the property tax and other legal and practical limitations. For example, a county impacted by a charter-imposed property tax limitation measure would presumably reduce tax rates to offset the impact of rising assessments in the absence of the homestead credit.

State Revenues: The Fiscal and Policy Notes for Chapters 564 and 565 of 2007 indicated that State special fund revenues could increase by a potentially significant amount beginning in fiscal 2009 to the extent properties currently receiving a homestead tax credit are determined to be ineligible for the tax credit. By way of illustration, it was noted that if 2% of properties are erroneously receiving the credit and would no longer receive the credit, special fund revenues could increase by \$725,000 annually. Significantly reducing the application requirements would therefore result in continued decrease in special fund revenues due to ineligible properties continuing to receive the homestead property tax credit.

State Expenditures: The Fiscal and Policy Notes for Chapters 564 and 565 also indicated a general fund expenditure increase of \$599,200 for SDAT associated with processing over 1.3 million applications for the homestead tax credit. The bill therefore would eliminate the need for these expenditures in the same amount (\$681,200 in fiscal 2009 and \$739,500 in fiscal 2013).

Local Revenues: Local property tax revenues could decrease by a potentially significant amount beginning in fiscal 2009 to the extent ineligible properties continue to receive a homestead tax credit. The amount of the credit cannot be reliably estimated and depends on the number of ineligible properties and the value of the homestead tax credits. By way of illustration, if 2% of properties are erroneously receiving the credit and would no longer receive the credit, total county revenues could increase by \$10.0 million annually. Significantly reducing the application requirements would therefore result in continued decrease in special fund revenues due to ineligible properties continuing to receive the homestead property tax credit.

Local Expenditures: Total county expenditures would decrease \$681,200 in fiscal 2009 and \$739,500 by fiscal 2013 because the counties would no longer have to reimburse SDAT for administering the homestead tax credit application process. These amounts reflect SDAT's increased processing costs due to annualization and inflation. **Exhibit 3** shows the estimated mandated payments for each county for fiscal 2008.

Additional Information

Prior Introductions: None.

Cross File: None.

Information Source(s): State Department of Assessments and Taxation, Property Tax Assessment Appeals Board, Carroll County, Harford County, Montgomery County, Prince George's County, Queen Anne's County, St. Mary's County, Department of Legislative Services

Fiscal Note History: First Reader - February 26, 2008
mll/hlb

Analysis by: Michael Sanelli

Direct Inquiries to:
(410) 946-5510
(301) 970-5510

Exhibit 2
County Tax Relief Due to Homestead Tax Credits

County	Fiscal 2008		Fiscal 2009		Fiscal 2010	
	Revenue Foregone	Percent of Base	Revenue Foregone	Percent of Base	Revenue Foregone	Percent of Base
Allegany	\$463,968	1.7%	\$993,867	3.2%	\$1,450,726	4.3%
Anne Arundel	158,348,338	25.8%	207,606,040	29.5%	264,374,187	35.4%
Baltimore City	73,041,158	12.1%	118,402,581	16.9%	168,976,821	21.9%
Baltimore	119,234,882	15.8%	171,935,860	19.8%	229,719,993	23.3%
Calvert	9,253,035	9.8%	13,529,968	12.4%	17,630,735	14.6%
Caroline	1,784,584	8.7%	3,206,427	14.8%	4,674,563	20.5%
Carroll	23,376,849	12.9%	34,248,954	16.9%	45,601,216	20.1%
Cecil	5,438,588	6.5%	8,528,343	8.9%	11,590,858	10.9%
Charles	16,334,503	10.6%	26,479,287	14.8%	37,003,906	18.1%
Dorchester	2,126,385	8.9%	3,458,005	12.5%	4,878,247	15.4%
Frederick	41,154,269	14.8%	57,227,698	17.2%	74,710,095	18.8%
Garrett	1,001,145	2.7%	1,626,776	3.9%	2,263,013	5.2%
Harford	13,863,345	5.9%	22,433,285	8.5%	30,534,302	10.4%
Howard	92,766,251	20.0%	120,279,329	24.9%	151,477,691	29.9%
Kent	2,479,809	10.2%	3,524,323	14.5%	4,658,930	19.0%
Montgomery	203,070,315	12.3%	222,698,567	12.9%	248,838,535	13.8%
Prince George's	178,779,699	19.1%	268,420,468	24.2%	365,465,597	28.6%
Queen Anne's	7,469,363	13.4%	10,708,219	18.9%	14,225,982	24.9%
St. Mary's	10,017,885	12.3%	16,443,613	18.4%	23,217,635	23.8%
Somerset	652,545	5.2%	983,545	6.7%	1,309,397	7.8%
Talbot	9,330,019	25.0%	11,909,116	27.7%	14,959,826	31.6%
Washington	9,083,510	8.5%	16,714,485	14.0%	24,564,038	18.2%
Wicomico	1,933,914	3.8%	3,323,793	5.8%	4,642,952	7.4%
Worcester	7,418,342	6.3%	10,349,188	8.6%	13,510,656	10.8%
Statewide	\$988,422,698	14.9%	\$1,355,031,737	18.0%	\$1,760,279,900	21.2%

Source: State Department of Assessments and Taxation

Exhibit 3
Mandated County Reimbursement Payments
Fiscal 2008

County	Number of Eligible Properties	Percent of Eligible Properties	Reimbursement Payment
Allegany	26,413	1.5%	\$8,900
Anne Arundel	166,956	9.4%	56,254
Baltimore City	194,880	11.0%	65,663
Baltimore	236,799	13.3%	79,787
Calvert	31,063	1.7%	10,466
Caroline	11,095	0.6%	3,738
Carroll	53,606	3.0%	18,062
Cecil	33,129	1.9%	11,163
Charles	45,365	2.6%	15,285
Dorchester	13,388	0.8%	4,511
Frederick	73,491	4.1%	24,762
Garrett	16,092	0.9%	5,422
Harford	78,130	4.4%	26,325
Howard	82,086	4.6%	27,658
Kent	8,361	0.5%	2,817
Montgomery	284,081	16.0%	95,719
Prince George's	223,030	12.5%	75,148
Queen Anne's	17,818	1.0%	6,004
St. Mary's	31,272	1.8%	10,537
Somerset	8,866	0.5%	2,987
Talbot	15,494	0.9%	5,221
Washington	44,075	2.5%	14,851
Wicomico	31,182	1.8%	10,507
Worcester	51,636	2.9%	17,398
Total	1,778,308	100.0%	\$599,186

Source: State Department of Assessments and Taxation; Department of Legislative Services