

HOUSE BILL 484

Q1
HB 428/09 – W&M

0lr0307

By: Delegates Elliott, Aumann, Bartlett, Bates, Beidle, Beitzel, Boteler, Bromwell, Cardin, Dwyer, Eckardt, Elmore, Frush, George, Haddaway, Healey, Heller, Hubbard, Impallaria, Jenkins, Kach, King, Kipke, Krebs, Levy, Love, Mathias, McDonough, Minnick, Morhaim, Murphy, Myers, Olszewski, Schuh, Shank, Shewell, Sossi, Stein, Stocksdales, Stukes, Stull, Waldstreicher, Walker, and Wood

Introduced and read first time: February 1, 2010

Assigned to: Ways and Means

A BILL ENTITLED

1 AN ACT concerning

2 **Property Tax – Semiannual Payment Schedule – Small Business Property**

3 FOR the purpose of requiring the governing body of a county or the governing body of
4 a municipal corporation to provide a semiannual payment schedule for State,
5 county, municipal corporation, and special taxing district property taxes on
6 certain real property; defining a certain term; providing for the application of
7 this Act; and generally relating to a semiannual property tax payment schedule
8 for certain real property.

9 BY repealing and reenacting, with amendments,
10 Article – Tax – Property
11 Section 10–204.3
12 Annotated Code of Maryland
13 (2007 Replacement Volume and 2009 Supplement)

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

16 **Article – Tax – Property**

17 10–204.3.

18 (a) **(1)** In this [section, “owner-occupied”] SECTION THE FOLLOWING
19 WORDS HAVE THE MEANINGS INDICATED.

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter deleted from existing law.



1 (2) “**OWNER–OCCUPIED** residential property” means the principal
2 residence of a homeowner as defined in § 9–105 of this article.

3 (3) “**SMALL BUSINESS PROPERTY**” MEANS REAL PROPERTY:

4 (I) **THAT HAS BEEN ASSIGNED A COMMERCIAL USE CODE BY**
5 **THE DEPARTMENT; AND**

6 (II) **FOR WHICH THE TOTAL STATE, COUNTY, MUNICIPAL**
7 **CORPORATION, AND SPECIAL TAXING DISTRICT PROPERTY TAXES FOR THE**
8 **TAXABLE YEAR DO NOT EXCEED \$50,000.**

9 (b) Notwithstanding Subtitle 1 of this title:

10 (1) the governing body of a county shall provide a semiannual
11 payment schedule for State, county, and special taxing district property taxes due on
12 owner–occupied residential property **OR SMALL BUSINESS PROPERTY**; and

13 (2) the governing body of a municipal corporation shall provide a
14 semiannual payment schedule for municipal corporation and special taxing district
15 property taxes due on owner–occupied residential property **OR SMALL BUSINESS**
16 **PROPERTY.**

17 (c) A semiannual payment schedule under this section shall apply:

18 (1) at the time of the transfer of property purchased on or after July 1,
19 2000; and

20 (2) to any current or future owner of owner–occupied residential
21 property **OR SMALL BUSINESS PROPERTY**, regardless of whether the property was
22 purchased before July 1, 2000.

23 (d) (1) The semiannual payment schedule under this section shall apply
24 to:

25 (i) the property tax due for the tax year following transfer of
26 the property; and

27 (ii) the property tax due and not in arrears for the current tax
28 year for any transfer occurring on or after July 1 but on or before September 30.

29 (2) The first installment of a semiannual payment shall be paid on or
30 before September 30.

31 (e) A semiannual payment schedule may include a service charge to be paid
32 with the second installment.

1 (f) A service charge:

2 (1) shall be:

3 (i) adopted by the taxing authority that collects the property
4 taxes after obtaining the prior approval of the amount of the service charge from the
5 Department, as part of adoption of the property tax rate under §§ 6–301 through
6 6–303 of this article;

7 (ii) applicable to all property tax being collected by the taxing
8 authority on the semiannual payment schedule for itself and for any other taxing
9 authority;

10 (iii) expressed as a percent of the amount of tax due at the
11 second installment and shown on the tax bill as a percent and actual dollar amount
12 charged; and

13 (iv) calculated in an amount:

14 1. reasonably equivalent to the anticipated lost interest
15 income associated with the 3-month delay in payment of the second installment by
16 multiplying the amount of the second installment by a rate not exceeding 1.5%; and

17 2. covering administrative expenses associated with the
18 semiannual payment not exceeding the lesser of the actual expenses incurred in the
19 preceding fiscal year per semiannual tax account as approved by the State
20 Department of Assessments and Taxation or 10% of the charge for the anticipated lost
21 interest income as calculated in item 1 of this item;

22 (2) does not apply if both installments of property tax are paid on or
23 before September 30 of the taxable year; and

24 (3) may not be considered to be a property tax for the purposes of any
25 provision of a local law or charter that limits the property tax rate or property tax
26 revenues.

27 (g) The local taxing authority shall provide to the Department by May 1 of
28 each year, information that substantiates that the proposed service charge for the
29 anticipated lost interest is reasonably equivalent to the amount of interest that will be
30 lost as a result of the semiannual payment.

31 (h) (1) The property tax bill under a semiannual payment schedule:

32 (i) shall state:

33 1. the amount of the tax due if paid in full, including any
34 applicable discounts for early payment;

1 2. the amount of the tax due if paid in semiannual
2 installments, including any applicable discounts for early payment of the first
3 installment;

4 3. the amount of any service charge to be paid with the
5 second installment unless the second installment is paid on or before September 30 of
6 the taxable year;

7 4. that the service charge does not apply if both
8 installments are paid on or before September 30 of the taxable year; and

9 5. the date the tax payment is due; and

10 (ii) shall be subject to approval by the Department of
11 Assessments and Taxation.

12 (2) The Department shall approve any local semiannual payment
13 schedule collection that:

14 (i) provides efficient and cost-effective collection of taxes; and

15 (ii) provides two semiannual coupons, two semiannual billing
16 forms, or a similar method that allows taxpayers to pay on a semiannual basis.

17 (3) Local semiannual payment schedule collection systems that are not
18 approved by the Department shall utilize 2 semiannual payment coupons that shall be
19 submitted with the appropriate payment.

20 (i) A payment under a semiannual schedule:

21 (1) for the first installment:

22 (i) is due on July 1 of the tax year; and

23 (ii) may be paid without interest on or before September 30 of
24 the tax year; and

25 (2) for the second installment:

26 (i) is due on December 1 of the tax year;

27 (ii) except for the service charge, may be paid without interest
28 on or before December 31 of the tax year; and

29 (iii) may be prepaid without the service charge or interest on or
30 before September 30 of the tax year.

1 (j) (1) If an escrow account is established for the payment of the property
2 tax, the escrow account servicer shall pay tax in semiannual installments unless the
3 escrow account servicer has received written direction from the property owner or
4 borrower to pay property tax in annual payments.

5 (2) If a taxpayer provides written direction to an escrow account
6 servicer at least 60 days prior to the beginning of the tax year, property taxes shall be
7 paid on an annual payment basis on behalf of that taxpayer by the escrow account
8 servicer in the tax year that begins immediately following the year in which the
9 written direction was received.

10 (3) If a taxpayer provides written direction to an escrow account
11 servicer less than 60 days prior to the beginning of the tax year, property taxes may be
12 paid on an annual payment basis on behalf of that taxpayer by the escrow account
13 servicer in the tax year that begins immediately following the year in which the
14 written direction was received.

15 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
16 October 1, 2010, and shall be applicable to all taxable years beginning after June 30,
17 2011.