

# HOUSE BILL 640

Q2

7lr2400  
CF SB 526

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By: **Delegates Haynes, Clippinger, Conaway, Glenn, Hayes, Lewis, McCray,  
Mosby, Oaks, and Rosenberg**

Introduced and read first time: February 1, 2017

Assigned to: Ways and Means

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## A BILL ENTITLED

1 AN ACT concerning

2 **Baltimore City – Property Tax Credit – Rental Discount for Baltimore City**  
3 **Police Officers**

4 FOR the purpose of authorizing the Mayor and City Council of Baltimore City to grant, by  
5 law, a certain property tax credit against the property tax imposed on certain  
6 apartment buildings in Baltimore City; establishing that certain landlords that  
7 provide certain rental discounts to certain police officers may be eligible for the tax  
8 credit; establishing the amount of the tax credit; authorizing the Mayor and City  
9 Council of Baltimore City to establish, by law, the duration of the credit and certain  
10 other provisions relating to the tax credit; providing for the application of this Act;  
11 defining certain terms; and generally relating to a property tax credit in Baltimore  
12 City for rental discounts provided to police officers in Baltimore City.

13 BY adding to

14 Article – Tax – Property  
15 Section 9–304(k)  
16 Annotated Code of Maryland  
17 (2012 Replacement Volume and 2016 Supplement)

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

20 **Article – Tax – Property**

21 9–304.

22 **(K) (1) (I) IN THIS SUBSECTION THE FOLLOWING WORDS HAVE THE**  
23 **MEANINGS INDICATED.**

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1                   **(II) “APARTMENT BUILDING” MEANS A MULTI-UNIT**  
2 **RESIDENTIAL BUILDING LOCATED IN BALTIMORE CITY THAT CONTAINS 10 OR MORE**  
3 **DWELLING UNITS.**

4                   **(III) “QUALIFIED LANDLORD” MEANS A LANDLORD THAT:**

5                           **1. OWNS AN APARTMENT BUILDING; AND**

6                           **2. LEASES A DWELLING UNIT IN THE APARTMENT**  
7 **BUILDING TO A QUALIFIED TENANT.**

8                   **(IV) “QUALIFIED TENANT” MEANS AN INDIVIDUAL LESSEE WHO:**

9                           **1. RESIDES IN AN APARTMENT BUILDING OWNED BY A**  
10 **QUALIFIED LANDLORD; AND**

11                           **2. IS EMPLOYED BY THE BALTIMORE POLICE**  
12 **DEPARTMENT AS A POLICE OFFICER.**

13                   **(2) THE MAYOR AND CITY COUNCIL OF BALTIMORE CITY MAY**  
14 **GRANT, BY LAW, A PROPERTY TAX CREDIT UNDER THIS SUBSECTION AGAINST THE**  
15 **COUNTY PROPERTY TAX IMPOSED ON AN APARTMENT BUILDING THAT IS OWNED BY**  
16 **A QUALIFIED LANDLORD IF:**

17                           **(I) THE QUALIFIED LANDLORD PROVIDES A RENTAL DISCOUNT**  
18 **TO A QUALIFIED TENANT FOR A DWELLING UNIT IN THE APARTMENT BUILDING; AND**

19                           **(II) THE RENT AMOUNT BEFORE THE DISCOUNT IS**  
20 **COMPARABLE TO:**

21                           **1. THE RENT AMOUNT FOR AN EQUIVALENT DWELLING**  
22 **UNIT IN THE APARTMENT BUILDING; OR**

23                           **2. THE FAIR MARKET RENTAL VALUE OF THE DWELLING**  
24 **UNIT.**

25                   **(3) A PROPERTY TAX CREDIT GRANTED UNDER THIS SUBSECTION**  
26 **FOR A TAXABLE YEAR SHALL EQUAL 100% OF THE TOTAL DOLLAR VALUE OF THE**  
27 **DISCOUNTS APPLIED TO THE RENT OF A QUALIFIED TENANT DURING THE TAXABLE**  
28 **YEAR.**

29                   **(4) THE MAYOR AND CITY COUNCIL OF BALTIMORE CITY MAY**  
30 **ESTABLISH, BY LAW:**

1                   **(I) THE DURATION OF THE TAX CREDIT AUTHORIZED UNDER**  
2 **THIS SUBSECTION;**

3                   **(II) ADDITIONAL REQUIREMENTS FOR OR LIMITATIONS ON**  
4 **ELIGIBILITY FOR THE CREDIT; AND**

5                   **(III) ANY OTHER PROVISIONS NECESSARY TO IMPLEMENT THE**  
6 **CREDIT.**

7           SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect June  
8 1, 2017, and shall be applicable to all taxable years beginning after June 30, 2017.