

HOUSE BILL 444

Q2

3lr1426

By: **Prince George's County Delegation**

Introduced and read first time: January 30, 2023

Assigned to: Ways and Means

A BILL ENTITLED

1 AN ACT concerning

2 **Prince George's County – Payment in Lieu of Taxes Agreements – Low-Income**
3 **Housing**

4 **PG 403–23**

5 FOR the purpose of authorizing the governing body of Prince George's County to enter into
6 a payment in lieu of taxes agreement with an owner of real property that is used for
7 low-income housing that is financed through the county's Right of First Refusal
8 program; and generally relating to payment in lieu of taxes agreements for
9 low-income housing in Prince George's County.

10 BY repealing and reenacting, with amendments,
11 Article – Tax – Property
12 Section 7–506.3
13 Annotated Code of Maryland
14 (2019 Replacement Volume and 2022 Supplement)

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

17 **Article – Tax – Property**

18 7–506.3.

19 (a) (1) In this subsection, “service facilities” includes nondwelling commercial
20 and community facilities, community rooms, dining halls, infirmaries, child and adult day
21 care facilities, and drug rehabilitation facilities.

22 (2) In Prince George's County, real property may be exempt from county
23 property tax if:

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 (i) the real property is owned by a person engaged in constructing
2 or operating housing structures or projects;

3 (ii) the real property is used for a housing structure or project that:

4 1. is acquired, constructed, or rehabilitated under a federal,
5 State, or local government program that:

6 A. funds construction or rehabilitation or insures the
7 financing of construction or rehabilitation in whole or in part, including a housing
8 investment trust; or

9 B. provides interest subsidy, rent subsidy, or rent
10 supplements; or

11 2. is acquired **OR FINANCED** under the Right of First Refusal
12 program under Subtitle 13, Division 14 of the Prince George's County Code;

13 (iii) the owner and the governing body of Prince George's County
14 agree that the owner shall pay a negotiated amount in lieu of the applicable county property
15 tax; and

16 (iv) the owner of the real property:

17 1. A. agrees to commence or continue to maintain the
18 real property as rental housing for lower income persons under the requirements of the
19 government programs described in item (ii) of this paragraph; and

20 B. agrees to renew any annual contributions contract or other
21 agreement for rental subsidy or supplement; or

22 2. enters into an agreement with the governing body of
23 Prince George's County to allow the entire property or the portion of the property that was
24 maintained for lower income persons to remain as housing for lower income persons for a
25 term of at least 5 years.

26 (3) If the structure and facilities of the real property are used
27 predominantly for residential purposes, the real property may contain service facilities to
28 serve its occupants and the surrounding neighborhood.

29 (b) Real property described in subsection (a) of this section is exempt when the
30 requirements of subsection (a) of this section are met.

31 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July
32 1, 2023.