

HOUSE BILL 889

C2, Q1

3lr2796

By: **Delegate Ruth**

Introduced and read first time: February 9, 2023

Assigned to: Environment and Transportation and Ways and Means

A BILL ENTITLED

1 AN ACT concerning

2 **Retail Service Stations – Electric Vehicle Charging Stations and Property Tax**
3 **Credit for Service Station Conversions**

4 FOR the purpose of requiring, for the approval of a new retail service station on or after a
5 certain date, the person constructing the station to install at the station a certain
6 number of electric vehicle charging stations; authorizing the Mayor and City Council
7 of Baltimore City or the governing body of a county or municipal corporation to grant,
8 by law, a credit against the county or municipal corporation property tax imposed on
9 real property if use of the real property has been converted from a retail service
10 station to other certain uses; requiring the State to pay to each county or municipal
11 corporation that grants the property tax credit under this Act an amount equal to a
12 certain percentage of certain foregone revenue of the county or municipal
13 corporation; and generally relating to retail service stations.

14 BY adding to
15 Article – Business Regulation
16 Section 10–504
17 Annotated Code of Maryland
18 (2015 Replacement Volume and 2022 Supplement)

19 BY adding to
20 Article – Tax – Property
21 Section 9–268
22 Annotated Code of Maryland
23 (2019 Replacement Volume and 2022 Supplement)

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

26 **Article – Business Regulation**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 **10-504.**

2 (A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS
3 INDICATED.

4 (2) "APPROVING BODY" MEANS A COUNTY OR MUNICIPALITY THAT
5 EXERCISES FINAL CONSTRUCTION APPROVAL AUTHORITY FOR RETAIL SERVICE
6 STATIONS.

7 (3) "ELECTRIC VEHICLE CHARGING STATION" HAS THE MEANING
8 STATED IN § 12-205 OF THE PUBLIC SAFETY ARTICLE.

9 (4) "FAST CHARGING" MEANS DIRECT CURRENT CHARGING THAT
10 CAN PROVIDE A MINIMUM OF 150 KILOWATTS OF POWER TO AN ELECTRIC VEHICLE.

11 (5) "FINAL CONSTRUCTION APPROVAL" MEANS FINAL APPROVAL BY
12 AN APPROVING BODY TO CONSTRUCT A RETAIL SERVICE STATION.

13 (B) THIS SECTION DOES NOT APPLY TO A RETAIL SERVICE STATION THAT
14 RECEIVED FINAL CONSTRUCTION APPROVAL FROM AN APPROVING BODY BEFORE
15 OCTOBER 1, 2023.

16 (C) (1) ON OR AFTER OCTOBER 1, 2023, A PERSON CONSTRUCTING A
17 RETAIL SERVICE STATION THAT IS PROJECTED TO SELL MORE THAN 1,000,000
18 GALLONS OF GASOLINE PER YEAR SHALL INSTALL ONE ELECTRIC VEHICLE
19 CHARGING STATION CAPABLE OF PROVIDING FAST CHARGING FOR EACH GASOLINE
20 DISPENSER OPERATED BY THE RETAIL SERVICE STATION.

21 (2) THE INSTALLATION OF AN ELECTRIC VEHICLE CHARGING
22 STATION REQUIRED UNDER THIS SUBSECTION MUST BE PERFORMED BY AN
23 INDIVIDUAL WHO IS CERTIFIED BY THE ELECTRIC VEHICLE INFRASTRUCTURE
24 TRAINING PROGRAM TO INSTALL ELECTRIC VEHICLE SUPPLY EQUIPMENT.

25 (D) ON OR BEFORE JANUARY 1, 2024, EACH APPROVING BODY SHALL
26 ADOPT REGULATIONS TO CARRY OUT THIS SECTION.

27 SECTION 2. AND BE IT FURTHER ENACTED, That the Laws of Maryland read
28 as follows:

29 **Article – Tax – Property**

30 **9-268.**

1 (A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS
2 INDICATED.

3 (2) “DISCOUNT STORE” MEANS A RETAIL STORE THAT OFFERS FOR
4 SALE:

5 (I) A COMBINATION AND VARIETY OF CONVENIENCE AND
6 CONSUMER SHOPPING GOODS; AND

7 (II) THE MAJORITY OF THE ITEMS IN THE INVENTORY AT A
8 PRICE NOT TO EXCEED \$5.

9 (3) “RETAIL USE” DOES NOT INCLUDE USE AS A DISCOUNT STORE OR
10 A SELF-SERVICE STORAGE FACILITY.

11 (B) THE MAYOR AND CITY COUNCIL OF BALTIMORE CITY OR THE
12 GOVERNING BODY OF A COUNTY OR MUNICIPAL CORPORATION MAY GRANT, BY LAW,
13 A PROPERTY TAX CREDIT UNDER THIS SECTION AGAINST THE COUNTY OR
14 MUNICIPAL CORPORATION PROPERTY TAX IMPOSED ON REAL PROPERTY IF THE USE
15 OF THE REAL PROPERTY HAS BEEN CONVERTED FROM A RETAIL SERVICE STATION
16 TO ANOTHER RETAIL USE, A RESIDENTIAL USE, OR A MIXED RETAIL AND
17 RESIDENTIAL USE.

18 (C) THE MAYOR AND CITY COUNCIL OF BALTIMORE CITY OR THE
19 GOVERNING BODY OF A COUNTY OR MUNICIPAL CORPORATION MAY PROVIDE, BY
20 LAW, FOR:

21 (1) THE AMOUNT AND DURATION OF THE TAX CREDIT UNDER THIS
22 SECTION;

23 (2) ADDITIONAL ELIGIBILITY CRITERIA FOR THE TAX CREDIT;

24 (3) REGULATIONS AND PROCEDURES FOR THE APPLICATION AND
25 UNIFORM PROCESSING OF REQUESTS FOR THE TAX CREDIT; AND

26 (4) ANY OTHER PROVISION NECESSARY TO CARRY OUT THE TAX
27 CREDIT UNDER THIS SECTION.

28 (D) AS PROVIDED IN THE STATE BUDGET, THE STATE SHALL PAY TO EACH
29 COUNTY OR MUNICIPAL CORPORATION THAT GRANTS THE TAX CREDIT UNDER THIS
30 SECTION AN AMOUNT EQUAL TO 50% OF THE PROPERTY TAX REVENUE THAT WOULD
31 HAVE BEEN COLLECTED IF THE TAX CREDIT UNDER THIS SECTION HAD NOT BEEN
32 GRANTED.

1 SECTION 3. AND BE IT FURTHER ENACTED, That Section 2 of this Act shall be
2 applicable to all taxable years beginning after June 30, 2023.

3 SECTION 4. AND BE IT FURTHER ENACTED, That Section 1 of this Act shall take
4 effect October 1, 2023.

5 SECTION 5. AND BE IT FURTHER ENACTED, That, except as provided in Section
6 4 of this Act, this Act shall take effect June 1, 2023.