

# HOUSE BILL 341

Q1  
HB 12/24 – W&M

5lr1187  
CF 5lr1186

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By: **Delegates Ruth, Allen, Bartlett, Embry, Kerr, Korman, McCaskill, Pasteur, Phillips, Terrasa, White Holland, Wu, and Ziegler**

Introduced and read first time: January 13, 2025

Assigned to: Ways and Means

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## A BILL ENTITLED

1 AN ACT concerning

2 **Property Tax Credit – Retail Service Station Conversions**

3 FOR the purpose of authorizing the Mayor and City Council of Baltimore City or the  
4 governing body of a county or municipal corporation to grant, by law, a credit against  
5 the county or municipal corporation property tax imposed on real property if use of  
6 the real property has been converted from a retail service station to other certain  
7 uses; requiring the State to pay to each county or municipal corporation that grants  
8 the property tax credit under this Act an amount equal to a certain percentage of  
9 certain forgone revenue of the county or municipal corporation; and generally  
10 relating to a property tax credit for retail service station conversions.

11 BY adding to  
12 Article – Tax – Property  
13 Section 9–275  
14 Annotated Code of Maryland  
15 (2019 Replacement Volume and 2024 Supplement)

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

18 **Article – Tax – Property**

19 **9–275.**

20 **(A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS**  
21 **INDICATED.**

22 **(2) “DISCOUNT STORE” MEANS A RETAIL STORE THAT OFFERS FOR**  
23 **SALE:**

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 (I) A COMBINATION AND VARIETY OF CONVENIENCE AND  
2 CONSUMER SHOPPING GOODS; AND

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

5 (3) "RETAIL USE" DOES NOT INCLUDE USE AS A DISCOUNT STORE OR  
6 A SELF-SERVICE STORAGE FACILITY.

7 (B) IT IS THE INTENT OF THE GENERAL ASSEMBLY THAT A PROPERTY TAX  
8 CREDIT AUTHORIZED UNDER THIS SECTION BE GRANTED PRIMARILY TO DEFRAY  
9 COSTS ASSOCIATED WITH THE REMOVAL OF UNDERGROUND STORAGE TANKS AND  
10 THE REMEDIATION OF ANY CONTAMINATION ASSOCIATED WITH UNDERGROUND  
11 STORAGE TANKS.

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

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

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

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

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

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

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

1 GRANTED.

2 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect June  
3 1, 2025, and shall be applicable to all taxable years beginning after June 30, 2025.