

SENATE BILL 596

Q2

5lr2594
CF HB 750

By: **Washington County Senators**

Introduced and read first time: January 23, 2025

Assigned to: Budget and Taxation

Committee Report: Favorable with amendments

Senate action: Adopted

Read second time: February 22, 2025

CHAPTER _____

1 AN ACT concerning

2 **Washington County – Property Tax ~~Credit~~ – Multi-Use Facilities and Economic**
3 **Development Projects**

4 FOR the purpose of exempting from the property tax property that is owned by The
5 Hagerstown Multi-Use Sports and Events Facility, Inc., and used primarily for
6 certain purposes; altering eligibility requirements for a certain property tax credit
7 for certain business entities that invest a certain amount in certain real property in
8 Washington County and create a certain number of new and permanent full-time
9 jobs in the county; altering the amount and duration of the property tax credit; and
10 generally relating to ~~a property tax credit for business entities that invest in real~~
11 ~~property and create jobs~~ taxes in Washington County.

12 BY adding to

13 Article – Tax – Property

14 Section 7–251

15 Annotated Code of Maryland

16 (2019 Replacement Volume and 2024 Supplement)

17 BY repealing and reenacting, with amendments,

18 Article – Tax – Property

19 Section 9–323(f)

20 Annotated Code of Maryland

21 (2019 Replacement Volume and 2024 Supplement)

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



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

Article – Tax – Property

7-251.

PROPERTY IS NOT SUBJECT TO PROPERTY TAX IF THE PROPERTY:

**(1) IS OWNED BY THE HAGERSTOWN MULTI-USE SPORTS AND
EVENTS FACILITY, INC.; AND**

**(2) IS USED PRIMARILY FOR PUBLIC SOCIAL, RECREATIONAL, AND
ENTERTAINMENT PURPOSES.**

9-323.

(f) (1) (i) In this subsection the following words have the meanings
indicated.

(ii) “Affiliate” means a person:

1. that directly or indirectly owns at least 80% of a business
entity; or

2. at least 80% of which is owned, directly or indirectly, by a
business entity.

(iii) “Business entity” means a person conducting a trade or business
in the State that is subject to the State individual or corporate income tax or insurance
premiums tax.

(iv) “Full-time position” means a position requiring at least 840
hours of an individual’s time during at least 24 weeks in a 6-month period.

[(v) “New or expanded premises” means commercial or industrial
real property, including a building or part of a building that has not been previously
occupied, where a business entity or its affiliates locate to conduct business.]

[(vi) (v) 1. “New permanent full-time position” means a
position that is:

A. a full-time position of indefinite duration;

B. located in Washington County;

1 C. newly created, as a result of the establishment,
 2 **RENOVATION**, or expansion of a business facility in the county; and

3 D. filled.

4 2. “New permanent full-time position” does not include a
 5 position that is:

6 A. created when an employment function is shifted from an
 7 existing business facility of the business entity or its affiliates located in Washington
 8 County to another business facility of the same entity or its affiliates, if the position does
 9 not represent a net new job in the county;

10 B. created through a change in ownership of a trade or
 11 business;

12 C. created through a consolidation, merger, or restructuring
 13 of a business entity or its affiliates, if the position does not represent a net new job in the
 14 county;

15 D. created when an employment function is contractually
 16 shifted from an existing business entity or its affiliates located in the county to another
 17 business entity or its affiliates, if the position does not represent a net new job in the county;
 18 or

19 E. filled for a period of less than 12 months.

20 **(VI) “NEW, RENOVATED, OR EXPANDED PREMISES” MEANS**
 21 **COMMERCIAL OR INDUSTRIAL REAL PROPERTY, INCLUDING A BUILDING OR PART OF**
 22 **A BUILDING THAT HAS NOT BEEN PREVIOUSLY OCCUPIED, WHERE A BUSINESS**
 23 **ENTITY OR ITS AFFILIATES LOCATE TO CONDUCT BUSINESS.**

24 (2) The governing body of Washington County may grant, by law, a
 25 property tax credit against the county property tax imposed on real property owned or
 26 leased by a business entity that meets the requirements specified for the property tax credit
 27 under this subsection.

28 (3) To qualify for a property tax credit under this subsection, before a
 29 business entity meets the requirements specified for the property tax credit under
 30 paragraph (4) of this subsection, the business entity shall provide written notification to
 31 the governing body of Washington County stating:

32 (i) that the business entity intends to claim the property tax credit;
 33 and

1 (ii) when the business entity expects to meet the requirements
2 specified for the property tax credit under paragraph (4) of this subsection.

3 (4) To qualify for a property tax credit under this subsection:

4 (i) an existing business entity in the county shall:

5 1. obtain at least an additional 1,500 square feet of new,
6 **RENOVATED**, or expanded premises by purchasing newly constructed premises,
7 constructing new premises, causing new premises to be constructed, **RENOVATING**
8 **EXISTING PREMISES**, or leasing previously unoccupied premises; and

9 2. employ at least [one individual] **FIVE INDIVIDUALS** in [a]
10 new permanent full-time [position] **POSITIONS** during a 12-month period, during which
11 period the business entity also must obtain and occupy the new, **RENOVATED**, or expanded
12 premises;

13 (ii) a new business entity locating in the county shall:

14 1. obtain at least 2,500 square feet of new, **RENOVATED**, or
15 expanded premises by purchasing newly constructed premises, constructing new premises,
16 causing new premises to be constructed, **RENOVATING EXISTING PREMISES**, or leasing
17 previously unoccupied premises; and

18 2. employ at least [five] **25** individuals in new permanent
19 full-time positions during a 24-month period, during which period the business entity also
20 must obtain and occupy the new, **RENOVATED**, or expanded premises; or

21 (iii) a new business entity locating in the county or an existing
22 business entity in the county shall:

23 1. invest at least [\$10,000,000] **\$20,000,000** in capital
24 improvements in the county by purchasing newly constructed premises, constructing new
25 premises, causing new premises to be constructed, **RENOVATING EXISTING PREMISES**, or
26 leasing previously unoccupied premises; and

27 2. as a result of the capital improvements specified in item 1
28 of this item, create [100] **200** new permanent full-time positions.

29 (5) (i) If an existing business entity in the county meets the
30 requirements of paragraph (4)(i) of this subsection, the property tax credit granted under
31 this subsection shall equal a percentage of the amount of property tax imposed on the
32 assessment of the new, **RENOVATED**, or expanded premises, as follows:

33 1. [52%] **55%** in the first [and second taxable years]
34 **TAXABLE YEAR;**

1 **11. 25% IN THE 15TH TAXABLE YEAR; AND**

2 **[4.] 12. 0% in taxable year 16 and each taxable year**
3 thereafter.

4 (6) The lessor of real property granted a property tax credit under this
5 subsection shall reduce the amount of taxes for which a business entity is contractually
6 liable under the lease agreement by the amount of any credit granted under this subsection
7 for improvements made by the business entity.

8 (7) The governing body of Washington County shall provide, by law, for:

9 (i) the specific requirements for eligibility for a property tax credit
10 authorized under this subsection;

11 (ii) any additional limitations on eligibility for the credit; and

12 (iii) any other provision appropriate to implement the credit.

13 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect June
14 1, 2025, and shall be applicable to all taxable years beginning after June 30, 2025.

Approved:

Governor.

President of the Senate.

Speaker of the House of Delegates.