

SENATE BILL 598

Q1

5lr2178
CF HB 585

By: **Senator Hettleman**

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 21, 2025

CHAPTER _____

1 AN ACT concerning

2 **Property Tax – Low–Income Housing Tax Credit – Valuation of Property**

3 FOR the purpose of requiring the ~~supervisor of assessments for a county to evaluate a~~
4 ~~certain net operating income calculation when determining the value of commercial~~
5 ~~real property that is developed under a certain provision of federal law~~ Department
6 of Housing and Community Development to notify the State Department of
7 Assessments and Taxation that a commercial property that is developed under a
8 certain provision of federal law has been awarded a low–income housing tax credit;
9 and generally relating to low–income housing.

10 BY repealing and reenacting, with amendments,
11 Article – Tax – Property
12 Section 8–105(a)
13 Annotated Code of Maryland
14 (2019 Replacement Volume and 2024 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 8–105.

19 (a) (1) Except for land that is actively devoted to farm or agricultural use, the
20 supervisor:

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.



1 (i) may value income producing real property by using the
2 capitalization of income method or any other appropriate method of valuing the real
3 property; and

4 (ii) shall consider an income method in valuing income producing
5 commercial real property.

6 (2) For income producing single-family residential real property, the
7 supervisor may value the property by using the same methods that are used for
8 single-family residential real property that is owner-occupied.

9 (3) (I) In determining the value of commercial real property developed
10 under § 42 of the Internal Revenue Code, the supervisor ~~SHALL EVALUATE EACH OF THE~~
11 ~~FOLLOWING:~~

12 [(i)] 1. ~~[shall consider]~~ the impact of applicable rent restrictions,
13 affordability requirements, or any other related restrictions required by § 42 of the Internal
14 Revenue Code and any other federal, State, or local programs;

15 [(ii)] 2. ~~[may not consider]~~ income tax credits under § 42 of the
16 Internal Revenue Code as income attributable to the real property; and

17 [(iii)] 3. ~~[may consider]~~ the replacement cost approach only if the
18 value produced by the replacement cost approach is less than the value produced by the
19 income approach for the property and it is reflective of the value of the real property; ~~AND~~

20 ~~3. THE ACTUAL OR ANTICIPATED NET OPERATING~~
21 ~~INCOME ATTRIBUTABLE TO THE REAL PROPERTY, CAPITALIZED AT THE PREVAILING~~
22 ~~MARKET RATE FOR CONVENTIONAL MULTIFAMILY PROPERTIES IN THE SAME~~
23 ~~GEOGRAPHIC AREA, UPWARD ADJUSTED BETWEEN 1.5% AND 2% TO ACCOUNT FOR~~
24 ~~AFFORDABILITY RESTRICTIONS AND OTHER ENCUMBRANCES REQUIRED UNDER §~~
25 ~~42 OF THE INTERNAL REVENUE CODE.~~

26 ~~(II) IN DETERMINING THE VALUE OF COMMERCIAL REAL~~
27 ~~PROPERTY DEVELOPED UNDER § 42 OF THE INTERNAL REVENUE CODE, THE~~
28 ~~SUPERVISOR MAY NOT CONSIDER INCOME TAX CREDITS UNDER § 42 OF THE~~
29 ~~INTERNAL REVENUE CODE AS INCOME ATTRIBUTABLE TO THE REAL PROPERTY.~~

30 (II) WITHIN 30 DAYS OF CLOSING AND THE EXECUTION AND
31 DELIVERY OF THE REGULATORY AGREEMENT GOVERNING A LOW-INCOME HOUSING
32 TAX CREDIT FOR COMMERCIAL REAL PROPERTY DEVELOPED UNDER § 42 OF THE
33 INTERNAL REVENUE CODE, THE DEPARTMENT OF HOUSING AND COMMUNITY
34 DEVELOPMENT SHALL NOTIFY THE DEPARTMENT THAT A PROPERTY HAS BEEN
35 AWARDED THE LOW-INCOME HOUSING TAX CREDIT.

1 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect June
2 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.