

# SENATE BILL 814

L1, Q8

5lr3190  
CF HB 698

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By: **Senators Watson, Rosapepe, and Muse**

Introduced and read first time: January 28, 2025

Assigned to: Budget and Taxation

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## A BILL ENTITLED

1 AN ACT concerning

2 **Local Government – Development Impact Fees, Surcharges, and Excise Taxes –**  
3 **Reporting**

4 FOR the purpose of requiring county governments to make a certain report to the Governor  
5 and General Assembly on the amount and use of county development impact fees,  
6 surcharges, and excise taxes; and generally relating to county reporting of  
7 development impact fees, surcharges, and excise taxes.

8 BY adding to

9 Article – Local Government

10 Section 20–125

11 Annotated Code of Maryland

12 (2013 Volume and 2024 Supplement)

13 Preamble

14 WHEREAS, Local governments in Maryland must have authority from the  
15 Maryland General Assembly in order to impose a development impact fee or an excise tax;  
16 and

17 WHEREAS, Code home rule counties are authorized collectively to impose specified  
18 development impact fees and excise taxes, and many counties have specific authorizations  
19 from the Maryland General Assembly; and

20 WHEREAS, Title 20, Subtitle 7 of the Local Government Article provides for the  
21 specific uses of revenues received from development impact fees; and

22 WHEREAS, County Commissioners of code counties may impose development  
23 impact fees by public local law to finance any of the capital costs of additional or expanded  
24 public works improvements, and facilities required to accommodate new construction or  
25 development; and

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 WHEREAS, The Supreme Court of the United States, in Sheetz v. County of El  
2 Dorado, 601 U.S. \_\_\_\_ (2024), held that local government permit conditions (1) must have  
3 an “essential nexus” to the government’s land use interests, and “rough proportionality” to  
4 the development’s impact on the land use interest; and (2) may not require a landowner to  
5 give up or pay more than is necessary to mitigate harms caused from new development;  
6 now, therefore,

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

9 **Article – Local Government**

10 **20–125.**

11 **(A) THIS SECTION APPLIES ONLY TO A COUNTY THAT:**

12 **(1) IS A CHARTER COUNTY THAT IMPOSES, BY LAW, DEVELOPMENT**  
13 **FEES, SURCHARGES, OR EXCISE TAXES;**

14 **(2) IS A CODE COUNTY WITH PUBLIC LOCAL LAWS THAT REQUIRE THE**  
15 **PAYMENT OF DEVELOPMENT IMPACT FEES, SURCHARGES, OR EXCISE TAXES; OR**

16 **(3) IS A COMMISSION COUNTY THAT:**

17 **(I) HAS BEEN AUTHORIZED TO ENACT DEVELOPMENT IMPACT**  
18 **FEES, SURCHARGES, OR EXCISE TAXES; AND**

19 **(II) HAS ENACTED, BY LOCAL LAW, DEVELOPMENT IMPACT**  
20 **FEES, SURCHARGES, OR EXCISE TAXES.**

21 **(B) ON OR BEFORE JULY 1 EACH YEAR, EACH COUNTY SHALL REPORT TO**  
22 **THE GOVERNOR AND THE GENERAL ASSEMBLY, IN ACCORDANCE WITH § 2–1257 OF**  
23 **THE STATE GOVERNMENT ARTICLE, THE FOLLOWING INFORMATION RELATING TO**  
24 **THE COLLECTION AND EXPENDITURE OF DEVELOPMENT IMPACT FEES,**  
25 **SURCHARGES, OR EXCISE TAXES FOR THE PRIOR CALENDAR YEAR:**

26 **(1) THE TOTAL AMOUNT OF DEVELOPMENT IMPACT FEES,**  
27 **SURCHARGES, OR EXCISE TAXES PAID BY NEW CONSTRUCTION OR DEVELOPMENT**  
28 **PROJECTS;**

29 **(2) THE PORTION OF THE DEVELOPMENT IMPACT FEES,**  
30 **SURCHARGES, OR EXCISE TAXES PAID TO THE COUNTY BY LEGISLATIVE,**  
31 **COUNCILMANIC, OR COMMISSIONER DISTRICT IN WHICH THE CONSTRUCTION OR**

1 DEVELOPMENT PROJECT THAT IS SUBJECT TO THE FEE, SURCHARGE, OR TAX IS  
2 LOCATED; AND

3           **(3)** EXCEPT AS PROVIDED BY SUBSECTION (C) OF THIS SECTION, THE  
4 PORTION OF DEVELOPMENT IMPACT FEES, SURCHARGES, OR EXCISE TAXES USED TO  
5 FUND CAPITAL IMPROVEMENT PROJECTS IN THE LEGISLATIVE, COUNCILMANIC, OR  
6 COMMISSIONER DISTRICT THAT ARE RELATED TO TRANSPORTATION  
7 IMPROVEMENTS OR MAINTENANCE, SCHOOL CONSTRUCTION OR MAINTENANCE, OR  
8 ANY OTHER CAPITAL IMPROVEMENT PROJECT THAT RECEIVED FUNDING FROM  
9 DEVELOPMENT IMPACT FEES, SURCHARGES, OR EXCISE TAXES.

10           **(C)** IF THE FUNDING UNDER SUBSECTION (B)(3) OF THIS SECTION IS  
11 COLLECTED UNDER SUBTITLE 8 OF THIS TITLE, THE REPORT MAY EXCLUDE THE  
12 INFORMATION OTHERWISE REQUIRED UNDER SUBSECTION (B)(3) OF THIS SECTION.

13           **(D) (1)** SUBJECT TO PARAGRAPH (2) OF THIS SUBSECTION, A COUNTY  
14 SHALL MAKE THE REPORT PUBLICLY AVAILABLE ON THE COUNTY'S WEBSITE.

15           **(2)** A COUNTY THAT DOES NOT MAINTAIN A WEBSITE SHALL MAKE  
16 THE REPORT PUBLICLY AVAILABLE BY OTHER REASONABLE MEANS.

17           **(3)** A COUNTY MAY SUBMIT THE REPORT AS PART OF ANOTHER  
18 REPORT REQUIRED UNDER THIS ARTICLE.

19           SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
20 October 1, 2025.