

HB0548/703724/1

BY: Economic Matters Committee

AMENDMENTS TO HOUSE BILL 548
(First Reading File Bill)

AMENDMENT NO. 1

On page 1, in line 7, strike “substantially”; and in line 11, after “completed” insert “, subject to certain exceptions”.

AMENDMENT NO. 2

On page 5, in line 14, after “(C)” insert ““COMPLETE APPLICATION” MEANS A HOUSING DEVELOPMENT PROJECT APPLICATION THAT INCLUDES ALL MATERIALS AND INFORMATION REQUIRED FOR PROCESSING AND SUBSTANTIVE REVIEW AS DETERMINED BY THE COMMISSION OR THE LOCAL REGULATORY AUTHORITY, BUT MAY CONTAIN NONSUBSTANTIVE ERRORS, OMISSIONS, OR SIMILAR INCONSEQUENTIAL DEFICIENCIES.

(D)”;

and in lines 18, 20, and 27, strike “(D)”, “(E)”, and “(F)”, respectively, and substitute “(E)”, “(F)”, and “(G)”, respectively.

On page 6, after line 3, insert:

“(H) “PHASE” MEANS A DISCRETE, PLANNED PORTION OF A LARGER HOUSING DEVELOPMENT PROJECT THAT:

(1) IS CONSTRUCTED INDEPENDENTLY OF AND SEQUENTIALLY WITH OTHER PORTIONS OF THE PROJECT;

(2) INCLUDES 25 OR MORE HOUSING UNITS; AND

(3) INCLUDES ANY IMPROVEMENTS NECESSARY TO FUNCTION INDEPENDENTLY FROM THE OTHER PORTIONS OF THE PROJECT.;

in line 4, strike “(G)” and substitute “(I)”; strike in their entirety lines 7 through 10, inclusive; in lines 17, 22, and 28, in each instance, strike “SUBSTANTIALLY”; in line 19, strike “15” and substitute “30”; and in line 33, strike “20” and substitute “35”.

On page 7, in line 1, strike “SUBSTANTIALLY”; strike beginning with “PROVIDES” in line 4 down through “STAGES” in line 5 and substitute “**REQUIRES APPROVAL OF MULTIPLE HOUSING DEVELOPMENT PROJECT APPLICATIONS FOR THE COMPLETION OF A HOUSING DEVELOPMENT PROJECT**”; in lines 5 and 7, in each instance, strike “COMPLETE OR SUBSTANTIALLY”; strike beginning with “FINAL” in line 8 down through “APPLICATION” in line 9 and substitute “**COMPLETION OF A HOUSING DEVELOPMENT PROJECT**”; strike beginning with “FINAL” in line 12 down through “PARAGRAPH” in line 13 and substitute “**COMPLETION OF A HOUSING DEVELOPMENT PROJECT**”; in line 20, strike “DISCRETE”; and in line 24, before “PREVENT” insert “**SUBJECT TO THE VESTING PERIOD IN SUBSECTION (B) OF THIS SECTION,**”.

On page 8, in line 1, strike “SUBSTANTIALLY”; and in line 10, strike “COMPLETE OR SUBSTANTIALLY”.

AMENDMENT NO. 3

On page 9, in line 15, strike “ANY” and substitute “**(1) EXCEPT AS PROVIDED IN PARAGRAPHS (2) AND (3) OF THIS SUBSECTION, ANY**”; in lines 18 and 20, strike “(1)” and “(2)”, respectively, and substitute “(I)” and “(II)”, respectively; and after line 22, insert:

“(2) A DEVELOPMENT EXCISE TAX OR DEVELOPMENT IMPACT FEE IMPOSED ON A RESIDENTIAL REAL ESTATE PROJECT UNDER THE AUTHORITY GRANTED IN THIS ARTICLE MAY BE COLLECTED AS A PRECONDITION TO CONDUCTING A FINAL INSPECTION, BUT NOT MORE THAN 30 DAYS BEFORE THE DATE OF THE INSPECTION.

“(3) THIS SUBSECTION DOES NOT APPLY TO THE COLLECTION OF A DEVELOPMENT EXCISE TAX OR DEVELOPMENT IMPACT FEE THAT WAS IMPOSED TO FINANCE A COUNTY DEBT THAT WAS INCURRED ON OR BEFORE JANUARY 1, 2026.”.