

HOUSE BILL 1247

C8

EMERGENCY BILL
ENROLLED BILL

(6lr3101)

— *Ways and Means and Economic Matters/Budget and Taxation* —

Introduced by **Prince George’s County Delegation**

Read and Examined by Proofreaders:

Proofreader.

Proofreader.

Sealed with the Great Seal and presented to the Governor, for his approval this

_____ day of _____ at _____ o’clock, _____ M.

Speaker.

CHAPTER _____

1 AN ACT concerning

2 **Prince George’s County – Tax Increment Financing – Extraordinary**
3 **Development District – Alterations**

4 **PG ~~425–25~~ 425–26**

5 FOR the purpose of altering the definition of “extraordinary development district” for the
6 purpose of provisions of law governing tax increment financing to include a certain
7 immersive entertainment venue; expanding the purposes for which bond proceeds
8 may be used by Prince George’s County or the revenue authority of Prince George’s
9 County to include the acquisition, construction, or rehabilitation of an immersive
10 entertainment venue in an extraordinary development district; authorizing the
11 Maryland–National Capital Park and Planning Commission to enter into a certain
12 agreement that pledges certain taxes as security for bonds issued by Prince George’s
13 County contingent on the adoption of certain resolutions; *stating that an immersive*
14 *entertainment venue is not a sign for the purpose of certain zoning ordinances;*

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.

Italics indicate opposite chamber / conference committee amendments.



1 *authorizing the Secretary of Transportation to issue certain waivers;* and generally
2 relating to tax increment financing of an extraordinary development district.

3 BY renumbering
4 Article – Economic Development
5 Section 12–201(j) through (u)
6 to be Section 12–201(k) through (v), respectively
7 Annotated Code of Maryland
8 (2024 Replacement Volume and 2025 Supplement)

9 BY repealing and reenacting, without amendments,
10 Article – Economic Development
11 Section 12–201(a) and (h), 12–207(a), and 12–210(b)
12 Annotated Code of Maryland
13 (2024 Replacement Volume and 2025 Supplement)

14 BY repealing and reenacting, with amendments,
15 Article – Economic Development
16 Section 12–201(i), 12–207(c), and 12–210(a)(3)
17 Annotated Code of Maryland
18 (2024 Replacement Volume and 2025 Supplement)

19 BY adding to
20 Article – Economic Development
21 Section 12–201(j)
22 Annotated Code of Maryland
23 (2024 Replacement Volume and 2025 Supplement)

24 BY repealing and reenacting, with amendments,
25 Article – Land Use
26 Section 18–310
27 Annotated Code of Maryland
28 (2012 Volume and 2025 Supplement)

29 BY adding to
30 Article – Land Use
31 Section 25–214
32 Annotated Code of Maryland
33 (2012 Volume and 2025 Supplement)

34 BY adding to
35 Article – Transportation
36 Section 8–706
37 Annotated Code of Maryland
38 (2020 Replacement Volume and 2025 Supplement)

39 Preamble

1 WHEREAS, The General Assembly of Maryland finds that the development of
2 large-scale, high-tech, immersive entertainment venues are critical to the continued
3 growth and competitiveness of the tourism, arts, and hospitality industries in Prince
4 George's County and Maryland; and

5 WHEREAS, The high cost and unique technical infrastructure required for an
6 immersive entertainment venue requires specialized financing mechanisms to ensure its
7 successful integration into established development districts; and

8 WHEREAS, The creation of extraordinary development districts that include an
9 immersive entertainment venue will serve a significant public purpose by generating
10 substantial new tax revenue, creating high-skill jobs, and fostering secondary economic
11 development in surrounding areas; and

12 WHEREAS, It is the intent of the General Assembly to provide Prince George's
13 County with the flexibility to use tax increment financing to support major private-sector
14 investments; now, therefore,

15 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
16 That Section(s) 12-201(j) through (u) of Article – Economic Development of the Annotated
17 Code of Maryland be renumbered to be Section(s) 12-201(k) through (v), respectively.

18 SECTION 2. AND BE IT FURTHER ENACTED, That the Laws of Maryland read
19 as follows:

20 Article – Economic Development

21 12-201.

22 (a) In this subtitle the following words have the meanings indicated.

23 (h) (1) “Development district” means a contiguous area designated by a
24 resolution.

25 (2) “Development district” includes an extraordinary development district.

26 (i) “Extraordinary development district” means a development district that:

27 (1) is designated as such by resolution; and

28 (2) **(I)** contains at least 50 acres, on all or part of which a federal law
29 enforcement agency will be located; **OR**

30 **(II) IS THE SITE OF AN IMMERSIVE ENTERTAINMENT VENUE.**

1 **(J) “IMMERSIVE ENTERTAINMENT VENUE” MEANS AN ENTERTAINMENT**
2 **VENUE THAT:**

3 **(1) IS OWNED BY A PRIVATE ENTITY;**

4 **(2) HAS AT LEAST 3,000 SEATS;**

5 **(3) HAS AN AGGREGATE DEVELOPMENT COST OF AT LEAST**
6 **\$500,000,000; AND**

7 **(4) HAS AN IMMERSIVE EXPERIENCE WITH ADVANCED DISPLAY**
8 **TECHNOLOGY, INCLUDING 4D VISUAL EFFECTS AND SPHERICAL LED SCREENS.**

9 12–207.

10 (a) Except as provided in subsections (b) and (e) of this section, bond proceeds
11 may be used only:

12 (1) to buy, lease, condemn, or otherwise acquire property, or an interest in
13 property:

14 (i) in the development district, a RISE zone, or a sustainable
15 community; or

16 (ii) needed for a right-of-way or other easement to or from the
17 development district, a RISE zone, or a sustainable community;

18 (2) for site removal;

19 (3) for surveys and studies;

20 (4) to relocate businesses or residents;

21 (5) to install utilities, construct parks and playgrounds, and for other
22 needed improvements including:

23 (i) roads to, from, or in the development district;

24 (ii) parking; and

25 (iii) lighting;

26 (6) to construct or rehabilitate buildings for a governmental purpose or use;

27 (7) for reserves or capitalized interest;

1 (8) for necessary costs to issue bonds; and

2 (9) to pay the principal of and interest on loans, advances, or indebtedness
3 that a political subdivision incurs for a purpose specified in this section.

4 (c) (1) In addition to the purposes listed in subsection (a) of this section, the
5 proceeds from bonds that Prince George's County or the revenue authority of Prince
6 George's County issues may be used:

7 (i) for convention, conference, or visitors' centers;

8 **(II) FOR THE ACQUISITION, CONSTRUCTION, OR**
9 **REHABILITATION OF AN IMMERSIVE ENTERTAINMENT VENUE LOCATED WITHIN AN**
10 **EXTRAORDINARY DEVELOPMENT DISTRICT;**

11 **[(ii)] (III)** to maintain infrastructure improvements and convention,
12 conference, or visitors' centers;

13 **[(iii)] (IV)** to market development district facilities and other
14 improvements; and

15 **[(iv)] (V)** for the purpose of encouraging redevelopment in those
16 areas listed in paragraph (2) of this subsection, to install infrastructure improvements,
17 including:

18 1. streets;

19 2. parking structures of any type whether for public or
20 private use;

21 3. utilities;

22 4. street lights;

23 5. stormwater management and storm drain facilities;

24 6. fencing;

25 7. noise walls;

26 8. retaining walls;

27 9. trails;

28 10. sidewalks;

1 11. pedestrian and vehicular bridges; and

2 12. park facilities.

3 (2) The purpose of the authority granted by paragraph [(1)(iv)] **(1)(V)** of
4 this subsection is to encourage redevelopment in:

5 (i) revitalization areas designated by the county;

6 (ii) mixed use centers;

7 (iii) blighted areas; and

8 (iv) the Developed Tier, growth corridors, and growth centers, as
9 defined in the county General Plan.

10 12–210.

11 (a) (3) (i) This paragraph applies only in Prince George’s County.

12 (ii) Subject to § 18–310 of the Land Use Article **AND**
13 **NOTWITHSTANDING §§ 18–304, 18–306(D), AND 18–307(B) OF THE LAND USE**
14 **ARTICLE**, the Maryland–National Capital Park and Planning Commission may enter into
15 an agreement with Prince George’s County to pay all or a portion of the property taxes
16 levied by the county under §§ 18–304, 18–306, and 18–307 of the Land Use Article on the
17 tax increment in an extraordinary development district in the county to the county for
18 deposit into a special fund for the extraordinary development district **AND TO PLEDGE**
19 **THOSE TAXES AS SECURITY FOR BONDS ISSUED BY PRINCE GEORGE’S COUNTY.**

20 (iii) The agreement authorized under subparagraph (ii) of this
21 paragraph shall:

22 1. be in writing; and

23 2. be executed by the governing body of Prince George’s
24 County and, on proper authorization, the Maryland–National Capital Park and Planning
25 Commission.

26 (iv) The Maryland–National Capital Park and Planning Commission
27 may not be an obligor for any bonds issued by Prince George’s County for an extraordinary
28 development district.

29 (b) The governing body of Prince George’s County may also pledge hotel rental
30 tax revenues to the special fund.

1 18-310.

2 The Commission may not enter into an agreement with Prince George's County to
3 pay **AND PLEDGE AS SECURITY** all or a portion of the property taxes levied by the county
4 under §§ 18-304, 18-306, and 18-307 of this subtitle on the tax increment in an
5 extraordinary development district in the county to the county for deposit into a special
6 fund for an extraordinary development district under § 12-210 of the Economic
7 Development Article until:

8 (1) the governing body of Prince George's County has adopted a resolution
9 designating the extraordinary development district; and

10 (2) the Commission has adopted a resolution approving the agreement.

11 **25-214.**

12 **FOR THE PURPOSE OF COMPLIANCE UNDER SUBTITLE 27 OF THE PRINCE**
13 **GEORGE'S COUNTY ZONING ORDINANCES, IF ANY VISUAL EFFECTS ARE DISPLAYED**
14 **ON THE EXTERIOR OF AN IMMERSIVE ENTERTAINMENT VENUE, AS DEFINED IN §**
15 **12-201 OF THE ECONOMIC DEVELOPMENT ARTICLE, THE VISUAL EFFECTS MAY NOT**
16 **BE CONSIDERED A SIGN.**

17 **Article – Transportation**

18 **8-706.**

19 **FOR AN IMMERSIVE ENTERTAINMENT VENUE, AS DEFINED IN § 12-201 OF THE**
20 **ECONOMIC DEVELOPMENT ARTICLE, THE SECRETARY MAY GRANT WAIVERS OR**
21 **EXCEPTIONS TO ANY PROVISION IN THIS SUBTITLE THAT REQUIRES STATE**
22 **APPROVAL.**

23 SECTION 3. AND BE IT FURTHER ENACTED, That this Act ~~shall take effect June~~
24 ~~1, 2026~~ is an emergency measure, is necessary for the immediate preservation of the public
25 health or safety, has been passed by a yea and nay vote supported by three-fifths of all the
26 members elected to each of the two Houses of the General Assembly, and shall take effect
27 from the date it is enacted.