

HOUSE BILL 1247

C8

6lr3101

By: **Prince George's County Delegation**

Introduced and read first time: February 11, 2026

Assigned to: Ways and Means and Economic Matters

A BILL ENTITLED

1 AN ACT concerning

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

4 **PG 425–25**

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; and generally relating to
14 tax increment financing of an extraordinary development district.

15 BY renumbering

16 Article – Economic Development

17 Section 12–201(j) through (u)

18 to be Section 12–201(k) through (v), respectively

19 Annotated Code of Maryland

20 (2024 Replacement Volume and 2025 Supplement)

21 BY repealing and reenacting, without amendments,

22 Article – Economic Development

23 Section 12–201(a) and (h), 12–207(a), and 12–210(b)

24 Annotated Code of Maryland

25 (2024 Replacement Volume and 2025 Supplement)

26 BY repealing and reenacting, with amendments,

27 Article – Economic Development

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 Section 12–201(i), 12–207(c), and 12–210(a)(3)
2 Annotated Code of Maryland
3 (2024 Replacement Volume and 2025 Supplement)

4 BY adding to
5 Article – Economic Development
6 Section 12–201(j)
7 Annotated Code of Maryland
8 (2024 Replacement Volume and 2025 Supplement)

9 BY repealing and reenacting, with amendments,
10 Article – Land Use
11 Section 18–310
12 Annotated Code of Maryland
13 (2012 Volume and 2025 Supplement)

14 Preamble

15 WHEREAS, The General Assembly of Maryland finds that the development of
16 large–scale, high–tech, immersive entertainment venues are critical to the continued
17 growth and competitiveness of the tourism, arts, and hospitality industries in Prince
18 George’s County and Maryland; and

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

22 WHEREAS, The creation of extraordinary development districts that include an
23 immersive entertainment venue will serve a significant public purpose by generating
24 substantial new tax revenue, creating high–skill jobs, and fostering secondary economic
25 development in surrounding areas; and

26 WHEREAS, It is the intent of the General Assembly to provide Prince George’s
27 County with the flexibility to use tax increment financing to support major private–sector
28 investments; now, therefore,

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

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

34 **Article – Economic Development**

35 12–201.

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

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

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

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

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

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

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

10 **(J) “IMMERSIVE ENTERTAINMENT VENUE” MEANS AN ENTERTAINMENT**
11 **VENUE THAT:**

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

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

14 **(3) HAS AN AGGREGATE DEVELOPMENT COST OF AT LEAST**
15 **\$500,000,000; AND**

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

18 12–207.

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

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

23 (i) in the development district, a RISE zone, or a sustainable
24 community; or

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

27 (2) for site removal;

28 (3) for surveys and studies;

1 (4) to relocate businesses or residents;

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

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

5 (ii) parking; and

6 (iii) lighting;

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

8 (7) for reserves or capitalized interest;

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

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

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

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

16 **(II) FOR THE ACQUISITION, CONSTRUCTION, OR**
17 **REHABILITATION OF AN IMMERSIVE ENTERTAINMENT VENUE LOCATED WITHIN AN**
18 **EXTRAORDINARY DEVELOPMENT DISTRICT;**

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

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

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

26 1. streets;

27 2. parking structures of any type whether for public or
28 private use;

- 1 3. utilities;
- 2 4. street lights;
- 3 5. stormwater management and storm drain facilities;
- 4 6. fencing;
- 5 7. noise walls;
- 6 8. retaining walls;
- 7 9. trails;
- 8 10. sidewalks;
- 9 11. pedestrian and vehicular bridges; and
- 10 12. park facilities.

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

13 (i) revitalization areas designated by the county;

14 (ii) mixed use centers;

15 (iii) blighted areas; and

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

18 12–210.

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

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

1 (iii) The agreement authorized under subparagraph (ii) of this
2 paragraph shall:

3 1. be in writing; and

4 2. be executed by the governing body of Prince George's
5 County and, on proper authorization, the Maryland–National Capital Park and Planning
6 Commission.

7 (iv) The Maryland–National Capital Park and Planning Commission
8 may not be an obligor for any bonds issued by Prince George's County for an extraordinary
9 development district.

10 (b) The governing body of Prince George's County may also pledge hotel rental
11 tax revenues to the special fund.

12 Article – Land Use

13 18–310.

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

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

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

23 SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect June
24 1, 2026.