

HOUSE BILL 1247

C8

EMERGENCY BILL

6lr3101

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

Introduced and read first time: February 11, 2026

Assigned to: Ways and Means and Economic Matters

Committee Report: Favorable with amendments

House action: Adopted

Read second time: March 3, 2026

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; 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

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

4 BY repealing and reenacting, with amendments,
5 Article – Economic Development
6 Section 12–201(i), 12–207(c), and 12–210(a)(3)
7 Annotated Code of Maryland
8 (2024 Replacement Volume and 2025 Supplement)

9 BY adding to
10 Article – Economic Development
11 Section 12–201(j)
12 Annotated Code of Maryland
13 (2024 Replacement Volume and 2025 Supplement)

14 BY repealing and reenacting, with amendments,
15 Article – Land Use
16 Section 18–310
17 Annotated Code of Maryland
18 (2012 Volume and 2025 Supplement)

19 Preamble

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

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

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

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

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

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

3 **Article – Economic Development**

4 12–201.

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

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

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

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

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

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

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

14 **(J) “IMMERSIVE ENTERTAINMENT VENUE” MEANS AN ENTERTAINMENT**
15 **VENUE THAT:**

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

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

18 **(3) HAS AN AGGREGATE DEVELOPMENT COST OF AT LEAST**
19 **\$500,000,000; AND**

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

22 12–207.

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

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

27 (i) in the development district, a RISE zone, or a sustainable
28 community; or

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

3 (2) for site removal;

4 (3) for surveys and studies;

5 (4) to relocate businesses or residents;

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

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

9 (ii) parking; and

10 (iii) lighting;

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

12 (7) for reserves or capitalized interest;

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

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

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

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

20 **(II) FOR THE ACQUISITION, CONSTRUCTION, OR**
21 **REHABILITATION OF AN IMMERSIVE ENTERTAINMENT VENUE LOCATED WITHIN AN**
22 **EXTRAORDINARY DEVELOPMENT DISTRICT;**

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

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

1 [(iv)] (v) for the purpose of encouraging redevelopment in those
 2 areas listed in paragraph (2) of this subsection, to install infrastructure improvements,
 3 including:

- 4 1. streets;
- 5 2. parking structures of any type whether for public or
 6 private use;
- 7 3. utilities;
- 8 4. street lights;
- 9 5. stormwater management and storm drain facilities;
- 10 6. fencing;
- 11 7. noise walls;
- 12 8. retaining walls;
- 13 9. trails;
- 14 10. sidewalks;
- 15 11. pedestrian and vehicular bridges; and
- 16 12. park facilities.

17 (2) The purpose of the authority granted by paragraph [(1)(iv)] (1)(v) of
 18 this subsection is to encourage redevelopment in:

- 19 (i) revitalization areas designated by the county;
- 20 (ii) mixed use centers;
- 21 (iii) blighted areas; and

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

24 12-210.

25 (a) (3) (i) This paragraph applies only in Prince George's County.

26 (ii) Subject to § 18-310 of the Land Use Article AND
 27 NOTWITHSTANDING §§ 18-304, 18-306(D), AND 18-307(B) OF THE LAND USE

1 **ARTICLE**, the Maryland–National Capital Park and Planning Commission may enter into
 2 an agreement with Prince George’s County to pay all or a portion of the property taxes
 3 levied by the county under §§ 18–304, 18–306, and 18–307 of the Land Use Article on the
 4 tax increment in an extraordinary development district in the county to the county for
 5 deposit into a special fund for the extraordinary development district **AND TO PLEDGE**
 6 **THOSE TAXES AS SECURITY FOR BONDS ISSUED BY PRINCE GEORGE’S COUNTY.**

7 (iii) The agreement authorized under subparagraph (ii) of this
 8 paragraph shall:

9 1. be in writing; and

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

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

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

18 **Article – Land Use**

19 18–310.

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

26 (1) the governing body of Prince George’s County has adopted a resolution
 27 designating the extraordinary development district; and

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

29 **SECTION 3. AND BE IT FURTHER ENACTED, That this Act ~~shall take effect June~~
 30 ~~1, 2026~~ is an emergency measure, is necessary for the immediate preservation of the public
 31 health or safety, has been passed by a ye and nay vote supported by three-fifths of all the
 32 members elected to each of the two Houses of the General Assembly, and shall take effect
 33 from the date it is enacted.**