

SENATE BILL 552

C8

6lr3001
CF 6lr2999

By: Senator Charles

Introduced and read first time: February 4, 2026

Assigned to: Finance

A BILL ENTITLED

1 AN ACT concerning

2 **Economic Development – Prince George’s County Suitland Development**
3 **Authority – Established**

4 FOR the purpose of establishing the Suitland Development Authority in Prince George’s
5 County; requiring the Authority to support and develop a certain neighborhood
6 revitalization plan in coordination with certain residents; authorizing the Authority
7 to modify certain boundaries, subject to a certain vote; requiring the Authority to
8 take certain actions regarding the finances of the Authority; exempting the
9 Authority from certain taxation or assessments under certain circumstances; and
10 generally relating to the Suitland Development Authority.

11 BY adding to

12 Article – Economic Development
13 Section 12–1201 through 12–1214 to be under the new subtitle “Subtitle 12. Prince
14 George’s County Suitland Development Authority”
15 Annotated Code of Maryland
16 (2024 Replacement Volume and 2025 Supplement)

17 BY repealing and reenacting, without amendments,

18 Article – State Finance and Procurement
19 Section 6–226(a)(2)(i) and (ii)
20 Annotated Code of Maryland
21 (2021 Replacement Volume and 2025 Supplement)

22 BY repealing and reenacting, with amendments,

23 Article – State Finance and Procurement
24 Section 6–226(a)(2)(iii)212. and 213.
25 Annotated Code of Maryland
26 (2021 Replacement Volume and 2025 Supplement)

27 BY adding to

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 Article – State Finance and Procurement
2 Section 6–226(a)(2)(iii)214. and 11–203(l)
3 Annotated Code of Maryland
4 (2021 Replacement Volume and 2025 Supplement)

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

7 **Article – Economic Development**

8 **SUBTITLE 12. PRINCE GEORGE'S COUNTY SUITLAND DEVELOPMENT AUTHORITY.**

9 **12–1201.**

10 (A) IN THIS SUBTITLE THE FOLLOWING WORDS HAVE THE MEANINGS
11 INDICATED.

12 (B) “AUTHORITY” MEANS THE SUITLAND DEVELOPMENT AUTHORITY.

13 (C) “BOARD” MEANS THE BOARD OF DIRECTORS OF THE AUTHORITY.

14 (D) “BUFFER ZONE” MEANS THE AREA WITHIN 250 YARDS OF THE TARGET
15 AREA.

16 (E) “TARGET AREA” MEANS THE SUITLAND ROAD AND SILVER HILL ROAD
17 CORRIDOR IN PRINCE GEORGE'S COUNTY.

18 **12–1202.**

19 THIS SUBTITLE SHALL BE LIBERALLY CONSTRUED TO ACCOMPLISH ITS
20 PURPOSES.

21 **12–1203.**

22 (A) THERE IS A SUITLAND DEVELOPMENT AUTHORITY IN PRINCE
23 GEORGE'S COUNTY.

24 (B) THE AUTHORITY IS A BODY POLITIC AND CORPORATE AND IS AN
25 INSTRUMENTALITY OF THE STATE.

26 (C) THE EXERCISE BY THE AUTHORITY OF A POWER UNDER THIS SUBTITLE
27 IS THE PERFORMANCE OF AN ESSENTIAL GOVERNMENTAL FUNCTION.

1 (D) THE GOVERNOR MAY INCLUDE EACH YEAR IN THE STATE BUDGET BILL
2 AN APPROPRIATION TO THE AUTHORITY IN PRINCE GEORGE'S COUNTY.

3 (E) BEGINNING FISCAL YEAR 2036, THE AUTHORITY SHALL BE
4 SELF-SUSTAINING.

5 12-1204.

6 (A) THE GENERAL ASSEMBLY FINDS THAT:

7 (1) THERE EXISTS WITHIN VARIOUS NEIGHBORHOODS IN PRINCE
8 GEORGE'S COUNTY, PARTICULARLY THE SUITLAND ROAD AND SILVER HILL ROAD
9 CORRIDOR, A NEED FOR RESIDENTIAL AND COMMERCIAL DEVELOPMENT OR
10 REDEVELOPMENT IN FURTHERANCE OF THE PUBLIC'S INTEREST;

11 (2) THE SUITLAND ROAD AND SILVER HILL ROAD CORRIDOR HAS
12 EXPERIENCED LOW HOUSING AND ECONOMIC DEVELOPMENT IN THE COMMUNITY
13 FOR DECADES;

14 (3) AREAS IN THE SUITLAND ROAD AND SILVER HILL ROAD
15 CORRIDOR INCLUDE BOTH AREAS THAT ARE CONSIDERED SLUM OR BLIGHTED AND
16 AREAS THAT ARE DETERIORATED OR SUBJECT TO FURTHER DETERIORATING
17 CONDITION, AND THOSE AREAS ARE IN NEED OF DEVELOPMENT OR
18 REDEVELOPMENT FOR THE PUBLIC BENEFIT;

19 (4) THE REVITALIZATION OF AREAS WITHIN THE SUITLAND ROAD
20 AND SILVER HILL ROAD CORRIDOR NEEDING COMMERCIAL DEVELOPMENT OR
21 REDEVELOPMENT IS AN ESSENTIAL GOVERNMENTAL FUNCTION AND IS A PUBLIC
22 USE THAT WILL CONFER A PUBLIC BENEFIT ON CITIZENS OF PRINCE GEORGE'S
23 COUNTY BY:

24 (I) RELIEVING CONDITIONS OF UNEMPLOYMENT;

25 (II) ENCOURAGING THE INCREASE OF COMMERCE AND A
26 BALANCED ECONOMY;

27 (III) ASSISTING IN THE RETENTION OF BUSINESSES AND
28 RESIDENTS;

29 (IV) ATTRACTING NEW INDUSTRIES AND COMMERCE;

30 (V) PROMOTING ECONOMIC DEVELOPMENT AND GROWTH; AND

1 (VI) GENERALLY PROMOTING THE HEALTH, WELFARE, AND
2 PUBLIC SAFETY OF RESIDENTS IN PRINCE GEORGE'S COUNTY AND INCREASING
3 PROPERTY TAX REVENUES FOR THE STATE AND PRINCE GEORGE'S COUNTY;

10 (6) THE AUTHORITY IS THE ECONOMIC DEVELOPMENT AUTHORITY
11 FOR THE STATE TO BENEFIT THE NEIGHBORHOODS OF PRINCE GEORGE'S COUNTY
12 WITHIN THE TARGET AREA.

13 (B) THE LEGISLATIVE PURPOSES OF THE AUTHORITY ARE TO:

14 (1) REVIVE THE VARIOUS COMMUNITIES ALONG THE SUITLAND ROAD
15 AND SILVER HILL ROAD CORRIDOR IN PRINCE GEORGE'S COUNTY;

16 (2) PROMOTE ECONOMIC DEVELOPMENT;

19 (4) HELP TO RETAIN AND ATTRACT BUSINESS ACTIVITY AND
20 COMMERCE IN PRINCE GEORGE'S COUNTY; AND

23 (c) THE GENERAL ASSEMBLY INTENDS THAT:

1 ENTERPRISES IN PRINCE GEORGE'S COUNTY AS WELL AS THE ATTRACTION OF NEW
2 BUSINESSES TO PRINCE GEORGE'S COUNTY; AND

3 (3) THE AUTHORITY SHOULD NOT OWN AND OPERATE A PROJECT
4 UNLESS:

5 (I) THE BOARD DETERMINES BY RESOLUTION THAT THE
6 PRIVATE SECTOR HAS NOT DEMONSTRATED SERIOUS AND SIGNIFICANT INTEREST
7 AND DEVELOPMENT CAPACITY TO OWN AND OPERATE THE PROJECT; OR

8 (II) A REPRESENTATIVE OF A GOVERNMENTAL UNIT REQUESTS
9 IN WRITING THAT THE AUTHORITY OWN AND OPERATE THE PROJECT.

10 **12-1205.**

11 (A) (1) EXCEPT AS OTHERWISE PROVIDED IN THIS SECTION, IN
12 EXERCISING ITS POWERS, THE AUTHORITY:

13 (I) MAY CARRY OUT THE PURPOSES OF THE AUTHORITY
14 WITHOUT THE CONSENT OF ANY STATE UNIT; AND

15 (II) IS NOT SUBJECT TO:

16 1. SUBTITLES 1 THROUGH 3 OF THIS TITLE; OR

17 2. THE FOLLOWING PROVISIONS OF THE STATE
18 FINANCE AND PROCUREMENT ARTICLE:

19 A. TITLE 2, SUBTITLES 2 (GIFTS AND GRANTS) AND 5
20 (FACILITIES FOR THE HANDICAPPED);

21 B. TITLE 3 (BUDGET AND MANAGEMENT);

22 C. TITLE 4 (DEPARTMENT OF GENERAL SERVICES);

23 D. TITLE 5A (DIVISION OF HISTORICAL AND CULTURAL
24 PROGRAMS);

25 E. TITLE 6, SUBTITLE 1 (STUDIES AND ESTIMATES);

26 F. TITLE 7, SUBTITLES 1 (STATE OPERATING BUDGET),
27 2 (DISBURSEMENTS AND EXPENDITURES), AND 3 (UNSPENT BALANCES);

H. DIVISION II (GENERAL PROCUREMENT LAW).

4 (2) THE AUTHORITY IS SUBJECT TO:

(I) THE PUBLIC INFORMATION ACT; AND

(II) THE OPEN MEETINGS ACT.

7 (B) THE AUTHORITY AND ITS OFFICERS AND EMPLOYEES ARE SUBJECT TO
8 THE PUBLIC ETHICS LAW.

9 (C) THE AUTHORITY AND ITS OFFICERS AND EMPLOYEES ARE SUBJECT TO
10 TITLE 12, SUBTITLE 4 OF THE STATE FINANCE AND PROCUREMENT ARTICLE.

11 (D) THE AUTHORITY IS SUBJECT TO TITLE 14, SUBTITLE 3 OF THE STATE
12 FINANCE AND PROCUREMENT ARTICLE.

13 12-1206.

14 (A) A BOARD OF DIRECTORS SHALL MANAGE THE AUTHORITY AND
15 EXERCISE ITS POWERS.

(B) THE BOARD CONSISTS OF THE FOLLOWING MEMBERS:

23 (4) THE SECRETARY OF TRANSPORTATION, OR THE SECRETARY'S
24 DESIGNEE:

25 (5) THE SECRETARY OF COMMERCE, OR THE SECRETARY'S
26 DESIGNEE:

6 (8) ONE MEMBER APPOINTED BY THE COUNTY EXECUTIVE OF
7 PRINCE GEORGE'S COUNTY;

(9) ONE MEMBER APPOINTED BY THE GOVERNOR;

11 (11) THE EXECUTIVE DIRECTOR OF THE REDEVELOPMENT
12 AUTHORITY OF PRINCE GEORGE'S COUNTY;

13 (12) THE EXECUTIVE DIRECTOR OF THE REVENUE AUTHORITY OF
14 PRINCE GEORGE'S COUNTY;

15 (13) ONE SUITLAND COMMUNITY MEMBER, APPOINTED BY THE
16 SPEAKER OF THE HOUSE;

(14) ONE SUITLAND COMMUNITY MEMBER, APPOINTED BY THE
PRESIDENT OF THE SENATE; AND

19 (15) ONE COMMERCIAL PROPERTY OWNER WITHIN THE TARGET AREA,
20 APPOINTED BY THE COUNTY EXECUTIVE.

21 (C) **THE COUNTY EXECUTIVE SHALL SELECT THE CHAIR OF THE BOARD.**

22 12-1207.

23 (A) THE AUTHORITY MAY MANAGE APPROPRIATED FUNDS FROM PRINCE
24 GEORGE'S COUNTY AND THE STATE.

25 (B) THE AUTHORITY MAY RECEIVE DONATED SERVICES FROM
26 ACCOUNTANTS, LAWYERS, OR OTHER CONSULTANTS AS NECESSARY TO CARRY OUT
27 THIS SUBTITLE.

28 (c) THE AUTHORITY MAY SUPERVISE, MANAGE, AND TERMINATE STAFF
29 AND CONSULTANTS AS NECESSARY.

1 12-1208.

2 A MEMBER OF THE AUTHORITY:

3 (1) MAY NOT RECEIVE COMPENSATION AS A MEMBER OF THE
4 AUTHORITY; BUT

5 (2) IS ENTITLED TO REIMBURSEMENT FOR EXPENSES UNDER THE
6 STANDARD STATE TRAVEL REGULATIONS, AS PROVIDED IN THE STATE BUDGET.

7 12-1209.

8 (A) THE AUTHORITY SHALL:

9 (1) SUPPORT THE DEVELOPMENT AND APPROVAL OF A
10 COMPREHENSIVE NEIGHBORHOOD REVITALIZATION PLAN IN THE TARGET AREA
11 AND THE BUFFER ZONE TO BENEFIT:

12 (I) THE RESIDENTS;

13 (II) HOUSING;

14 (III) NEIGHBORHOODS;

15 (IV) ECONOMIC DEVELOPMENT; AND

16 (V) TRANSPORTATION, INCLUDING MOTOR VEHICLES AND
17 PEDESTRIANS; AND

18 (2) WORK IN COORDINATION WITH THE RESIDENTS OF THE TARGET
19 AREA AND THE BUFFER ZONE TO DEVELOP A COMPREHENSIVE NEIGHBORHOOD
20 REVITALIZATION PLAN.

21 (B) THE AUTHORITY MAY, BY A MAJORITY VOTE OF ALL MEMBERS OF THE
22 AUTHORITY, MODIFY THE BOUNDARIES OF THE TARGET AREA AND THE BUFFER
23 ZONE.

24 (C) ON OR BEFORE DECEMBER 15, 2027, THE AUTHORITY SHALL REPORT
25 ITS COMPREHENSIVE NEIGHBORHOOD REVITALIZATION STRATEGY, INCLUDING ANY
26 PROCUREMENT ACTIVITIES UNDERTAKEN BY THE AUTHORITY, TO THE GOVERNOR
27 AND, IN ACCORDANCE WITH § 2-1257 OF THE STATE GOVERNMENT ARTICLE, TO

1 THE SENATE BUDGET AND TAXATION COMMITTEE, THE HOUSE ECONOMIC
2 MATTERS COMMITTEE, AND THE HOUSE APPROPRIATIONS COMMITTEE.

3 12-1210.

4 THE AUTHORITY MAY:

5 (1) ADOPT BYLAWS FOR THE CONDUCT OF THE BUSINESS OF THE
6 AUTHORITY;

7 (2) ADOPT A SEAL;

8 (3) SUE OR BE SUED;

9 (4) MAINTAIN AN OFFICE AT A PLACE THE AUTHORITY DESIGNATES
10 IN PRINCE GEORGE'S COUNTY;

11 (5) MAKE OR ACCEPT AND MANAGE LOANS, GRANTS, OR ASSISTANCE
12 OF ANY KIND FROM THE FEDERAL OR STATE GOVERNMENT, A LOCAL GOVERNMENT,
13 A COLLEGE OR UNIVERSITY, A CHARITABLE INSTITUTION, A NONPROFIT
14 ORGANIZATION, A FOR-PROFIT ORGANIZATION, OR A PRIVATE SOURCE;

15 (6) MAKE GRANTS TO INDIVIDUALS;

16 (7) ACQUIRE PROPERTIES IN PRINCE GEORGE'S COUNTY, DIRECTLY
17 OR INDIRECTLY, FROM A PERSON OR POLITICAL SUBDIVISION, TO IMPROVE,
18 MANAGE, MARKET, MAINTAIN, OR LEASE, FROM A PERSON OR POLITICAL
19 SUBDIVISION FOR RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL DEVELOPMENT OR
20 REDEVELOPMENT, INCLUDING COMPREHENSIVE RENOVATION OR REHABILITATION
21 OF THE LAND OR PROPERTY ON TERMS THE AUTHORITY CONSIDERS REASONABLE
22 TO OPERATE A PROJECT IN PRINCE GEORGE'S COUNTY, BY:

23 (I) PURCHASE;

24 (II) GIFT;

25 (III) INTEREST;

26 (IV) CONDEMNATION;

27 (V) EMINENT DOMAIN, EXCEPT FOR OWNER-OCCUPIED
28 RESIDENTIAL PROPERTIES;

(VI) TAX SALE;

(VII) FORECLOSURE;

(VIII) RECEIVERSHIP;

(IX) IN REM FORECLOSURE PROCEEDINGS;

(X) EASEMENT, OR ANY OTHER INTEREST IN LAND;

(XI) LEASE; AND

(XII) RENT;

(8) ACQUIRE, PURCHASE, HOLD, LEASE AS LESSEE, AND USE:

(I) A FRANCHISE, PATENT, OR LICENSE;

(II) ANY REAL, PERSONAL, MIXED, TANGIBLE, OR INTANGIBLE

11 PROPERTY; OR

(III) AN INTEREST IN THE PROPERTY LISTED IN THIS ITEM;

(9) FINANCE ALL OR PART OF THE ACQUISITION OR IMPROVEMENT OF

15 (10) SELL, LEASE AS LESSOR, TRANSFER, LICENSE, ASSIGN, OR
16 DISPOSE OF PROPERTY OR A PROPERTY INTEREST THAT THE AUTHORITY
17 ACQUIRES;

24 (13) EXERCISE POWER USUALLY POSSESSED BY A PRIVATE
25 CORPORATION IN PERFORMING SIMILAR FUNCTIONS UNLESS TO DO SO WOULD
26 CONFLICT WITH STATE LAW;

6 (16) CREATE A SPECIAL DISTRICT BENEFIT FOR THE COMMERCIAL
7 BUSINESSES IN THE TARGET AREA;

8 **(17) OPEN A BANK ACCOUNT WITH A NATIONAL OR LOCAL FEDERALLY**
9 **INSURED FINANCIAL INSTITUTION;**

10 (18) SET SALARIES IN ACCORDANCE WITH THE JURISDICTION MARKET
11 RATE AND OUTSIDE THE STATE PERSONNEL AND PENSION SYSTEM;

22 (22) PROVIDE ADVISORY SERVICES TO STATE AND PRINCE GEORGE'S
23 COUNTY AGENCIES ON PLANNING AND DEVELOPMENT FOR THE TARGET AREA;

1 12-1211.

2 (A) THE AUTHORITY SHALL ESTABLISH A SYSTEM OF FINANCIAL
3 ACCOUNTING, CONTROLS, AUDITS, AND REPORTS.

4 (B) THE FISCAL YEAR OF THE AUTHORITY BEGINS ON JULY 1 AND ENDS ON
5 THE FOLLOWING JUNE 30.

6 12-1212.

7 (A) THE AUTHORITY MAY CREATE AND ADMINISTER THE ACCOUNTS THAT
8 THE AUTHORITY REQUIRES.

9 (B) THE AUTHORITY SHALL DEPOSIT ITS MONEY INTO A PRINCE GEORGE'S
10 COUNTY OR NATIONAL BANK OR A FEDERALLY INSURED SAVINGS AND LOAN
11 ASSOCIATION THAT HAS A TOTAL PAID-IN CAPITAL OF AT LEAST \$1,000,000.

12 (C) THE AUTHORITY MAY DESIGNATE THE TRUST DEPARTMENT OF A
13 PRINCE GEORGE'S COUNTY OR NATIONAL BANK OR SAVINGS AND LOAN
14 ASSOCIATION AS A DEPOSITORY TO RECEIVE SECURITIES THAT THE AUTHORITY
15 OWNS OR ACQUIRES.

16 12-1213.

17 (A) EXCEPT AS PROVIDED IN SUBSECTION (B) OF THIS SECTION, THE
18 AUTHORITY IS EXEMPT FROM TAXATION OR ASSESSMENTS ON ANY PART OF A
19 DEVELOPMENT OR PROJECT, THE AUTHORITY'S ACTIVITIES IN OPERATING AND
20 MAINTAINING A DEVELOPMENT OR PROJECT, AND REVENUES FROM A
21 DEVELOPMENT OR PROJECT.

22 (B) ANY PROPERTY THAT IS SOLD OR LEASED BY THE AUTHORITY TO A
23 PRIVATE ENTITY IS SUBJECT TO PRINCE GEORGE'S COUNTY AND LOCAL REAL
24 PROPERTY TAXES FROM THE TIME OF SALE OR LEASE.

25 (C) THE AUTHORITY IS EXEMPT FROM STATE AND LOCAL TRANSFER AND
26 RECORDATION TAX.

27 (D) THE AUTHORITY IS EXEMPT FROM THE SALES AND USE TAX ON
28 CONSTRUCTION MATERIALS FOR A PROJECT IN THE TARGET AREA OF THE BUFFER
29 ZONE.

30 12-1214.

1 (A) IN THIS SECTION, "FUND" MEANS THE SUITLAND DEVELOPMENT
2 AUTHORITY FUND.

3 (B) **THERE IS A SUITLAND DEVELOPMENT AUTHORITY FUND.**

4 (C) THE PURPOSE OF THE FUND IS TO PROVIDE FUNDS FOR THE
5 AUTHORITY TO USE FOR CONSULTING FEES, SALARIES, AND ADMINISTRATIVE
6 EXPENSES.

7 (D) THE AUTHORITY SHALL ADMINISTER THE FUND.

8 (E) (1) THE FUND IS A SPECIAL, NONLAPSING FUND THAT IS NOT
9 SUBJECT TO § 7-302 OF THE STATE FINANCE AND PROCUREMENT ARTICLE.

12 (F) THE FUND CONSISTS OF:

13 (1) MONEY APPROPRIATED IN THE STATE BUDGET TO THE FUND;

17 (G) THE FUND MAY BE USED ONLY FOR ADMINISTRATIVE PURPOSES AND TO
18 CARRY OUT THE FUNCTIONS OF THIS SUBTITLE.

19 (H) THE STATE TREASURER SHALL INVEST THE MONEY OF THE FUND IN
20 THE SAME MANNER AS OTHER STATE MONEY MAY BE INVESTED.

21 (I) EXPENDITURES FROM THE FUND MAY BE MADE ONLY IN ACCORDANCE
22 WITH THE STATE BUDGET.

Article – State Finance and Procurement

24 6-226.

25 (a) (2) (i) This paragraph does not apply in fiscal years 2024 through 2028.

26 (ii) Notwithstanding any other provision of law, and unless
27 inconsistent with a federal law, grant agreement, or other federal requirement or with the
28 terms of a gift or settlement agreement, net interest on all State money allocated by the

1 State Treasurer under this section to special funds or accounts, and otherwise entitled to
2 receive interest earnings, as accounted for by the Comptroller, shall accrue to the General
3 Fund of the State.

4 (iii) The provisions of subparagraph (ii) of this paragraph do not
5 apply to the following funds:

6 212. the Department of Social and Economic Mobility Special
7 Fund; [and]

8 213. the Population Health Improvement Fund; AND

9 **214. THE SUITLAND DEVELOPMENT AUTHORITY FUND.**

10 11–203.

11 (L) (1) EXCEPT AS PROVIDED IN PARAGRAPH (2) OF THIS SUBSECTION,
12 THIS DIVISION II DOES NOT APPLY TO THE SUITLAND DEVELOPMENT AUTHORITY
13 ESTABLISHED UNDER TITLE 12, SUBTITLE 12 OF THE ECONOMIC DEVELOPMENT
14 ARTICLE.

15 (2) THE SUITLAND DEVELOPMENT AUTHORITY ESTABLISHED
16 UNDER TITLE 12, SUBTITLE 12 OF THE ECONOMIC DEVELOPMENT ARTICLE IS
17 SUBJECT TO TITLE 12, SUBTITLE 4 AND TITLE 14, SUBTITLE 3 OF THIS ARTICLE.

18 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
19 October 1, 2026.