

# SENATE BILL 952

C8

6lr2930  
CF 6lr2929

---

By: **Charles County Senators**

Introduced and read first time: February 6, 2026

Assigned to: Finance

---

## A BILL ENTITLED

1 AN ACT concerning

2 **Economic Development – Charles County Waldorf Urban Redevelopment**  
3 **Corridor Authority – Established**

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

11 BY adding to  
12 Article – Economic Development  
13 Section 12–1201 through 12–1214 to be under the new subtitle “Subtitle 12. Charles  
14 County Waldorf Urban Redevelopment Corridor 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.



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

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

**Article – Economic Development**

**SUBTITLE 12. CHARLES COUNTY WALDORF URBAN REDEVELOPMENT CORRIDOR  
AUTHORITY.**

**12–1201.**

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

(B) “AUTHORITY” MEANS THE WALDORF URBAN REDEVELOPMENT  
CORRIDOR AUTHORITY.

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

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

(E) “TARGET AREA” MEANS STATE LEGISLATIVE DISTRICTS 27A AND 28 IN  
CHARLES COUNTY.

**12–1202.**

THIS SUBTITLE SHALL BE LIBERALLY CONSTRUED TO ACCOMPLISH ITS  
PURPOSES.

**12–1203.**

(A) THERE IS A WALDORF URBAN REDEVELOPMENT CORRIDOR  
AUTHORITY IN CHARLES COUNTY.

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

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

(D) THE GOVERNOR MAY INCLUDE EACH YEAR IN THE STATE BUDGET BILL AN APPROPRIATION TO THE AUTHORITY IN CHARLES COUNTY.

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

12-1204.

(A) THE LEGISLATIVE PURPOSES OF THE AUTHORITY ARE TO:

(1) REVIVE THE VARIOUS COMMUNITIES ALONG THE WALDORF URBAN REDEVELOPMENT CORRIDOR IN CHARLES COUNTY;

(2) PROMOTE ECONOMIC DEVELOPMENT;

(3) ENCOURAGE THE INCREASE OF BUSINESS ACTIVITY, COMMERCE, AND A BALANCED ECONOMY IN CHARLES COUNTY;

(4) HELP TO RETAIN AND ATTRACT BUSINESS ACTIVITY AND COMMERCE IN CHARLES COUNTY; AND

(5) PROMOTE THE HEALTH, PUBLIC SAFETY, RIGHT OF GAINFUL EMPLOYMENT, AND WELFARE OF RESIDENTS OF CHARLES COUNTY.

(B) THE GENERAL ASSEMBLY INTENDS THAT:

(1) THE AUTHORITY OPERATE AND EXERCISE ITS CORPORATE POWERS ALONG THE WALDORF URBAN REDEVELOPMENT CORRIDOR IN CHARLES COUNTY;

(2) WITHOUT LIMITING ITS AUTHORITY TO OTHERWISE EXERCISE ITS POWERS, THE AUTHORITY EXERCISES ITS POWERS TO ASSIST PRIVATE REAL ESTATE ENTITIES AND NONPROFIT COMMUNITY DEVELOPMENT CORPORATIONS TO DEVELOP AND REHABILITATE HOUSING AND COMMERCIAL UNITS IN CHARLES COUNTY AND SUPPORT LOCAL ECONOMIC DEVELOPMENT AGENCIES TO CONTRIBUTE TO THE EXPANSION, MODERNIZATION, AND RETENTION OF EXISTING ENTERPRISES IN CHARLES COUNTY, AS WELL AS THE ATTRACTION OF NEW BUSINESSES TO CHARLES COUNTY; AND

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

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

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

12-1205.

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

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

(II) IS NOT SUBJECT TO:

1. SUBTITLES 1 THROUGH 3 OF THIS TITLE; OR

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

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

B. TITLE 3 (BUDGET AND MANAGEMENT);

C. TITLE 4 (DEPARTMENT OF GENERAL SERVICES);

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

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

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

G. TITLE 10 (BOARD OF PUBLIC WORKS – MISCELLANEOUS PROVISIONS); OR

H. DIVISION II (GENERAL PROCUREMENT LAW).

(2) THE AUTHORITY IS SUBJECT TO:

1 (I) THE PUBLIC INFORMATION ACT; AND

2 (II) THE OPEN MEETINGS ACT.

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

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

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

9 12-1206.

10 (A) A BOARD OF DIRECTORS SHALL MANAGE THE AUTHORITY AND  
11 EXERCISE ITS POWERS.

12 (B) (1) THE CHARLES COUNTY COMMISSIONERS SHALL APPOINT THE  
13 MEMBERS OF THE BOARD.

14 (2) THE CHARLES COUNTY COMMISSIONERS SHALL ESTABLISH  
15 4-YEAR STAGGERED TERMS FOR THE MEMBERS.

16 (C) THE CHARLES COUNTY COMMISSIONERS SHALL SELECT THE CHAIR OF  
17 THE BOARD.

18 12-1207.

19 (A) THE AUTHORITY MAY MANAGE APPROPRIATED FUNDS FROM CHARLES  
20 COUNTY AND THE STATE.

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

24 (C) THE AUTHORITY MAY SUPERVISE, MANAGE, AND TERMINATE STAFF  
25 AND CONSULTANTS AS NECESSARY.

26 12-1208.

27 A MEMBER OF THE AUTHORITY:

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

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

12-1209.

(A) THE AUTHORITY SHALL:

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

(I) THE RESIDENTS;

(II) HOUSING;

(III) THE NEIGHBORHOODS;

(IV) ECONOMIC DEVELOPMENT; AND

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

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

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

(C) ON OR BEFORE DECEMBER 15, 2027, THE AUTHORITY SHALL REPORT  
ITS COMPREHENSIVE NEIGHBORHOOD REVITALIZATION STRATEGY, INCLUDING ANY  
PROCUREMENT ACTIVITIES UNDERTAKEN BY THE AUTHORITY, TO THE GOVERNOR  
AND, IN ACCORDANCE WITH § 2-1257 OF THE STATE GOVERNMENT ARTICLE, TO  
THE SENATE BUDGET AND TAXATION COMMITTEE, THE HOUSE ECONOMIC  
MATTERS COMMITTEE, AND THE HOUSE APPROPRIATIONS COMMITTEE.

12-1210.

**THE AUTHORITY MAY:**

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

**(2) ADOPT A SEAL;**

**(3) SUE OR BE SUED;**

**(4) MAINTAIN AN OFFICE AT A PLACE THE AUTHORITY DESIGNATES IN CHARLES COUNTY;**

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

**(6) MAKE GRANTS TO INDIVIDUALS;**

**(7) ACQUIRE PROPERTIES IN CHARLES COUNTY, DIRECTLY OR INDIRECTLY, FROM A PERSON OR POLITICAL SUBDIVISION TO IMPROVE, MANAGE, MARKET, MAINTAIN, OR LEASE FROM A PERSON OR POLITICAL SUBDIVISION FOR RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL DEVELOPMENT OR REDEVELOPMENT, INCLUDING COMPREHENSIVE RENOVATION OR REHABILITATION OF THE LAND OR PROPERTY ON TERMS THE AUTHORITY CONSIDERS REASONABLE TO OPERATE A PROJECT IN CHARLES COUNTY, BY:**

**(I) PURCHASE;**

**(II) GIFT;**

**(III) INTEREST;**

**(IV) CONDEMNATION;**

**(V) EMINENT DOMAIN, EXCEPT FOR OWNER-OCCUPIED 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  
PROPERTY; OR

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

(9) FINANCE ALL OR PART OF THE ACQUISITION OR IMPROVEMENT OF  
A PROJECT;

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

(11) FIX AND COLLECT RATES, RENTALS, FEES, ROYALTIES, AND  
CHARGES FOR SERVICES AND RESOURCES THE AUTHORITY PROVIDES OR MAKES  
AVAILABLE;

(12) ENTER INTO CONTRACTS WITH ANY FEDERAL, STATE, OR LOCAL  
GOVERNMENT AGENCY, A GOVERNMENTAL UNIT, A COLLEGE OR UNIVERSITY, A  
CHARITABLE INSTITUTION, OR A PRIVATE ENTITY OR PARTY;

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

(14) WITH THE OWNER'S PERMISSION, ENTER LANDS OR PREMISES TO  
MAKE A SURVEY, A SOUNDING, A BORING, OR AN EXAMINATION TO ACCOMPLISH THE  
PURPOSE AUTHORIZED BY THIS SUBTITLE;

(15) CREATE, OWN, CONTROL, OR BE A MEMBER OF A CORPORATION,  
LIMITED LIABILITY COMPANY, PARTNERSHIP, OR ANY OTHER ENTITY;



1           **(16) CREATE A SPECIAL DISTRICT BENEFIT FOR THE COMMERCIAL**  
2 **BUSINESSES IN THE TARGET AREA;**

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

5           **(18) SET SALARIES IN ACCORDANCE WITH THE JURISDICTION MARKET**  
6 **RATE AND OUTSIDE THE STATE PERSONNEL AND PENSION SYSTEM;**

7           **(19) CREATE A FORUM FOR STAKEHOLDERS TO COME TOGETHER ON**  
8 **CREATING A 20-YEAR COMPREHENSIVE PLAN AROUND ECONOMIC, HOUSING,**  
9 **TRANSPORTATION, NEIGHBORHOOD, AND GREEN SPACE DEVELOPMENT WITHIN**  
10 **THE TARGET AREA;**

11           **(20) SERVE AS A CLEARINGHOUSE AND RESOURCE CENTER FOR**  
12 **PROMOTING COORDINATION AND COMMUNICATION ON DEVELOPMENT**  
13 **OPPORTUNITIES FOR THE WALDORF URBAN REDEVELOPMENT CORRIDOR;**

14           **(21) ENSURE MONEY IS BEING SPENT EFFECTIVELY AND EFFICIENTLY**  
15 **ON DEVELOPMENT AND THAT DEVELOPMENT IS HAPPENING IN THE APPROPRIATE**  
16 **WAY FOR THE WALDORF URBAN REDEVELOPMENT CORRIDOR;**

17           **(22) PROVIDE ADVISORY SERVICES TO STATE AND CHARLES COUNTY**  
18 **AGENCIES ON PLANNING AND DEVELOPMENT FOR THE TARGET AREA;**

19           **(23) INITIATE, FUND, AND MONITOR FOR EFFICIENCY AND**  
20 **EFFECTIVENESS ECONOMIC, HOUSING, TRANSPORTATION, NEIGHBORHOOD, AND**  
21 **GREEN SPACE DEVELOPMENT WITHIN THE TARGET AREA;**

22           **(24) MAKE RULES AND REGULATIONS FOR THE OPERATION AND USE**  
23 **OF LAND, PROPERTY, AND UNDERTAKINGS UNDER THE AUTHORITY'S**  
24 **JURISDICTION; AND**

25           **(25) DO ALL THINGS NECESSARY OR CONVENIENT TO CARRY OUT THE**  
26 **POWERS EXPRESSLY GRANTED BY THIS SUBTITLE.**

27 **12-1211.**

28           **(A) THE AUTHORITY SHALL ESTABLISH A SYSTEM OF FINANCIAL**  
29 **ACCOUNTING, CONTROLS, AUDITS, AND REPORTS.**

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

3 **12-1212.**

4           **(A) THE AUTHORITY MAY CREATE AND ADMINISTER THE ACCOUNTS THAT**  
5 **THE AUTHORITY REQUIRES.**

6           **(B) THE AUTHORITY SHALL DEPOSIT ITS MONEY INTO A CHARLES COUNTY**  
7 **OR NATIONAL BANK OR A FEDERALLY INSURED SAVINGS AND LOAN ASSOCIATION**  
8 **THAT HAS A TOTAL PAID-IN CAPITAL OF AT LEAST \$1,000,000.**

9           **(C) THE AUTHORITY MAY DESIGNATE THE TRUST DEPARTMENT OF A**  
10 **CHARLES COUNTY OR NATIONAL BANK OR SAVINGS AND LOAN ASSOCIATION AS A**  
11 **DEPOSITORY TO RECEIVE SECURITIES THAT THE AUTHORITY OWNS OR ACQUIRES.**

12 **12-1213.**

13           **(A) EXCEPT AS PROVIDED IN SUBSECTION (B) OF THIS SECTION, THE**  
14 **AUTHORITY IS EXEMPT FROM TAXATION OR ASSESSMENTS ON ANY PART OF A**  
15 **DEVELOPMENT OR PROJECT, THE AUTHORITY'S ACTIVITIES IN OPERATING AND**  
16 **MAINTAINING A DEVELOPMENT OR PROJECT, AND REVENUES FROM A**  
17 **DEVELOPMENT OR PROJECT.**

18           **(B) ANY PROPERTY THAT IS SOLD OR LEASED BY THE AUTHORITY TO A**  
19 **PRIVATE ENTITY IS SUBJECT TO CHARLES COUNTY AND LOCAL REAL PROPERTY**  
20 **TAXES FROM THE TIME OF SALE OR LEASE.**

21           **(C) THE AUTHORITY IS EXEMPT FROM STATE AND LOCAL TRANSFER AND**  
22 **RECORDATION TAX.**

23           **(D) THE AUTHORITY IS EXEMPT FROM THE SALES AND USE TAX ON**  
24 **CONSTRUCTION MATERIALS FOR A PROJECT IN THE TARGET AREA OF THE BUFFER**  
25 **ZONE.**

26 **12-1214.**

27           **(A) IN THIS SECTION, "FUND" MEANS THE WALDORF URBAN**  
28 **REDEVELOPMENT CORRIDOR AUTHORITY FUND.**

29           **(B) THERE IS A WALDORF URBAN REDEVELOPMENT CORRIDOR**  
30 **AUTHORITY FUND.**

1 (C) THE PURPOSE OF THE FUND IS TO PROVIDE FUNDS FOR THE  
2 AUTHORITY TO USE FOR CONSULTING FEES, SALARIES, AND ADMINISTRATIVE  
3 EXPENSES.

4 (D) THE AUTHORITY SHALL ADMINISTER THE FUND.

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

7 (2) THE STATE TREASURER SHALL HOLD THE FUND SEPARATELY,  
8 AND THE COMPTROLLER SHALL ACCOUNT FOR THE FUND.

9 (F) THE FUND CONSISTS OF:

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

11 (2) INTEREST EARNINGS OF THE FUND; AND

12 (3) ANY OTHER MONEY FROM ANY OTHER SOURCE ACCEPTED FOR  
13 THE BENEFIT OF THE FUND.

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

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

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

20 **Article – State Finance and Procurement**

21 6-226.

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

23 (ii) Notwithstanding any other provision of law, and unless  
24 inconsistent with a federal law, grant agreement, or other federal requirement or with the  
25 terms of a gift or settlement agreement, net interest on all State money allocated by the  
26 State Treasurer under this section to special funds or accounts, and otherwise entitled to  
27 receive interest earnings, as accounted for by the Comptroller, shall accrue to the General  
28 Fund of the State.

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

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

213. the Population Health Improvement Fund; AND

**214. THE WALDORF URBAN REDEVELOPMENT CORRIDOR AUTHORITY FUND.**

11–203.

**(L) (1) EXCEPT AS PROVIDED IN PARAGRAPH (2) OF THIS SUBSECTION, THIS DIVISION II DOES NOT APPLY TO THE WALDORF URBAN REDEVELOPMENT CORRIDOR AUTHORITY ESTABLISHED UNDER TITLE 12, SUBTITLE 12 OF THE ECONOMIC DEVELOPMENT ARTICLE.**

**(2) THE WALDORF URBAN REDEVELOPMENT CORRIDOR AUTHORITY ESTABLISHED UNDER TITLE 12, SUBTITLE 12 OF THE ECONOMIC DEVELOPMENT ARTICLE IS SUBJECT TO TITLE 12, SUBTITLE 4 AND TITLE 14, SUBTITLE 3 OF THIS ARTICLE.**

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