

# SENATE BILL 952

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By: **Charles County Senators**

Introduced and read first time: February 6, 2026

Assigned to: Finance

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## 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

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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. CHARLES COUNTY WALDORF URBAN REDEVELOPMENT CORRIDOR**  
9                   **AUTHORITY.**

10                   **12–1201.**

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

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

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

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

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

20                   **12–1202.**

21                   THIS SUBTITLE SHALL BE LIBERALLY CONSTRUED TO ACCOMPLISH ITS  
22                   PURPOSES.

23                   **12–1203.**

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

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

28                   **(C) THE EXERCISE BY THE AUTHORITY OF A POWER UNDER THIS SUBTITLE**  
29                   **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 CHARLES COUNTY.

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

5 12-1204.

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

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

9                   (2) PROMOTE ECONOMIC DEVELOPMENT;

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

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

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

16                   (B) THE GENERAL ASSEMBLY INTENDS THAT:

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

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

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

6 12-1205.

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

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

11 (II) IS NOT SUBJECT TO:

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

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

26 H. DIVISION II (GENERAL PROCUREMENT LAW).

27 (2) THE AUTHORITY IS SUBJECT TO:

**(I) THE PUBLIC INFORMATION ACT; AND**

## (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.

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

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

5 12-1209.

6 (A) THE AUTHORITY SHALL:

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

10 (I) THE RESIDENTS;

## 11 (II) HOUSING;

### 12 (III) THE NEIGHBORHOODS;

#### 13 (IV) ECONOMIC DEVELOPMENT; AND

14 (v) TRANSPORTATION, INCLUDING MOTOR VEHICLES AND  
15 PEDESTRIANS; AND

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

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

28 12-1210.

1                   **THE AUTHORITY MAY:**

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

4                   **(2) ADOPT A SEAL;**

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

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

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

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

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

20                   **(I) PURCHASE;**

21                   **(II) GIFT;**

22                   **(III) INTEREST;**

23                   **(IV) CONDEMNATION;**

24                   **(V) EMINENT DOMAIN, EXCEPT FOR OWNER-OCCUPIED**  
25                   **RESIDENTIAL PROPERTIES;**

26                   **(VI) TAX SALE;**

27                   **(VII) FORECLOSURE;**

28                   **(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

OR

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

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

(10) SELL, LEASE AS LESSOR, TRANSFER, LICENSE, ASSIGN, OR  
F PROPERTY OR A PROPERTY INTEREST THAT THE AUTHORITY

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

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

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

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

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

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;

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.

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.

9 (F) THE FUND CONSISTS OF:

**(1) MONEY APPROPRIATED IN THE STATE BUDGET TO 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.

## Article – State Finance and Procurement

21 6-226.

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

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

5 213. the Population Health Improvement Fund; AND

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

8 11-203.

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

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