

## Chapter 348

**(House Bill 1247)**

AN ACT concerning

**Prince George's County – Tax Increment Financing – Extraordinary  
Development District – Alterations****PG ~~425–25~~ 425–26**

FOR the purpose of altering the definition of “extraordinary development district” for the purpose of provisions of law governing tax increment financing to include a certain immersive entertainment venue; expanding the purposes for which bond proceeds may be used by Prince George’s County or the revenue authority of Prince George’s County to include the acquisition, construction, or rehabilitation of an immersive entertainment venue in an extraordinary development district; authorizing the Maryland–National Capital Park and Planning Commission to enter into a certain agreement that pledges certain taxes as security for bonds issued by Prince George’s County contingent on the adoption of certain resolutions; stating that an immersive entertainment venue is not a sign for the purpose of certain zoning ordinances; authorizing the Secretary of Transportation to issue certain waivers; and generally relating to tax increment financing of an extraordinary development district.

BY renumbering

Article – Economic Development  
 Section 12–201(j) through (u)  
 to be Section 12–201(k) through (v), respectively  
 Annotated Code of Maryland  
 (2024 Replacement Volume and 2025 Supplement)

BY repealing and reenacting, without amendments,

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

BY repealing and reenacting, with amendments,

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

BY adding to

Article – Economic Development  
 Section 12–201(j)  
 Annotated Code of Maryland

(2024 Replacement Volume and 2025 Supplement)

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

*BY adding to*

*Article – Land Use*  
*Section 25–214*  
*Annotated Code of Maryland*  
*(2012 Volume and 2025 Supplement)*

*BY adding to*

*Article – Transportation*  
*Section 8–706*  
*Annotated Code of Maryland*  
*(2020 Replacement Volume and 2025 Supplement)*

#### Preamble

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

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

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

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

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

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

### Article – Economic Development

12–201.

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

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

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

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

(1) is designated as such by resolution; and

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

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

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

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

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

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

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

12–207.

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

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

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

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

(2) for site removal;

(3) for surveys and studies;

(4) to relocate businesses or residents;

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

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

(ii) parking; and

(iii) lighting;

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

(7) for reserves or capitalized interest;

(8) for necessary costs to issue bonds; and

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

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

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

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

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

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

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

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

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

- (i) revitalization areas designated by the county;
- (ii) mixed use centers;
- (iii) blighted areas; and
- (iv) the Developed Tier, growth corridors, and growth centers, as defined in the county General Plan.

12-210.

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

(ii) Subject to § 18-310 of the Land Use Article **AND NOTWITHSTANDING §§ 18-304, 18-306(D), AND 18-307(B) OF THE LAND USE ARTICLE**, the Maryland-National Capital Park and Planning Commission may enter into an agreement with Prince George's County to pay all or a portion of the property taxes

levied by the county under §§ 18–304, 18–306, and 18–307 of the Land Use Article on the tax increment in an extraordinary development district in the county to the county for deposit into a special fund for the extraordinary development district **AND TO PLEDGE THOSE TAXES AS SECURITY FOR BONDS ISSUED BY PRINCE GEORGE’S COUNTY.**

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

1. be in writing; and
2. be executed by the governing body of Prince George’s County and, on proper authorization, the Maryland–National Capital Park and Planning Commission.

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

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

### **Article – Land Use**

18–310.

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

- (1) the governing body of Prince George’s County has adopted a resolution designating the extraordinary development district; and
- (2) the Commission has adopted a resolution approving the agreement.

**25–214.**

**FOR THE PURPOSE OF COMPLIANCE UNDER SUBTITLE 27 OF THE PRINCE GEORGE’S COUNTY ZONING ORDINANCES, IF ANY VISUAL EFFECTS ARE DISPLAYED ON THE EXTERIOR OF AN IMMERSIVE ENTERTAINMENT VENUE, AS DEFINED IN § 12–201 OF THE ECONOMIC DEVELOPMENT ARTICLE, THE VISUAL EFFECTS MAY NOT BE CONSIDERED A SIGN.**

**Article – Transportation**

**8-706.**

**FOR AN IMMERSIVE ENTERTAINMENT VENUE, AS DEFINED IN § 12-201 OF THE ECONOMIC DEVELOPMENT ARTICLE, THE SECRETARY MAY GRANT WAIVERS OR EXCEPTIONS TO ANY PROVISION IN THIS SUBTITLE THAT REQUIRES STATE APPROVAL.**

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

**Approved by the Governor, April 28, 2026.**