



Delegate Anne Kaiser
Chair
House Ways and Means Committee
Room 131
House Office Building
Annapolis, Maryland 21401

HB 414- Property Tax Credit- Improvements to Commercial Real Property SUPPORT

Dear Chairman Kaiser and Members of the Ways and Means Committee

I offer testimony in support of HB 414- Property Tax Credit- Improvements to Commercial Real Property

This legislation will allow St. Mary's County to incentivize investment in a challenged area of our County. There are many businesses who may invest in their commercial properties if their local property taxes did not go up as a result of their investment. This legislation will allow the County to hold property taxes level on businesses that improve their properties. For example, a shopping center that gives a face-lift to the center or a small retail business that improves their façade would not see an increase in their local property bill, up to a limit. The limit would be 25%, meaning that if you improve the value of your property by 25% or less, you will not see an increase in your assessment. The duration of the credit will be capped at 10 years. St. Mary's County believes that this will stimulate and create investment in businesses and commercial real property in the County's town centers. This 'property tax challenge' supports renovations, rehabilitation, and upgrades of commercial real property.

Chris Kaselemis, AICP

Director

St. Mary's County Department of Economic Development

Chris.Kaselemis@stmarysmd.com

O: 301-475-4200 ext. 71405 | C: 240-538-8948

23115 Leonard Hall Drive, Potomac Building, 2nd Floor, P.O. Box 653

Leonardtown MD 20650