FINAL

AMENDED
December 15, 2025

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2025, Legislative Day No. 21

Bill No. 91-25

Introduced by Ms. Rodvien

By the County Council, November 17, 2025

Introduced and first read on November 17, 2025
Public Hearing set for and held on December 15, 2025
Public Hearing on AMENDED bill set for and held on January 5, 2026
Bill Expires on February 20, 2026

By Order: Kaley Schultze, Administrative Officer

A BILL ENTITLED

AN ORDINANCE concerning: Finance, Taxation, and Budget – Real Property Taxes – Clean Energy Loan Program

FOR the purpose of adding a definition for "environmental remediation project" and "resiliency project"; allowing the Clean Energy Loan Program to be used for refinancing of loans; allowing the Clean Energy Loan Program to be used for water efficiency projects, environmental remediation projects, and resiliency projects; ~~increasing the maximum loan amount to $50,000~~ setting loan minimums for residential and commercial properties; allowing the Clean Energy Loan Program to be used on any type of property; expanding the qualifying costs and qualifying projects for the Clean Energy Loan Program; and generally related to finance, taxation, and budget.

BY repealing and reenacting, with amendments: § 4-2-401
Anne Arundel County Code (2005, as amended)

SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,* That Section(s) of the Anne Arundel County Code (2005, as amended) read as follows:

ARTICLE 4. FINANCE, TAXATION, AND BUDGET

TITLE 2. REAL PROPERTY TAXES

SUBTITLE 4. CLEAN ENERGY LOAN PROGRAM

4-2-401. Clean Energy Loan Program.

EXPLANATION: CAPITALS indicate new matter added to existing law and taglines.
[[Brackets**]]** indicate matter deleted from existing law and taglines.
Captions and taglines in **bold** in this bill are catchwords and are not law.

(a) **Definitions**. In this subtitle, the following words have the meanings indicated:

(1) "Clean Energy Financing Agreement" means an agreement between a property owner and a Clean Energy Lender providing for the terms and conditions of a Clean Energy Loan.

(2) "Clean Energy Lender" means a private lender providing a Clean Energy Loan.

(3) "Clean Energy Loan" means any loan made by a private lender to a property owner under the Clean Energy Program.

(4) "Clean Energy Loan Program Administrator" means any person or entity selected by the County to manage the Clean Energy Loan Program.

(5) "Clean Energy Loan Obligation" means all indebtedness and obligations of a property owner to a Clean Energy Lender under a Clean Energy Financing Agreement.

(6) "Commercial property" has the meaning stated in the Local Government Article, § 1-1101, of the State Code.

(7) "ENVIRONMENTAL REMEDIATION PROJECT" HAS THE MEANING STATED IN THE LOCAL GOVERNMENT ARTICLE, §1-1101, OF THE STATE CODE.

[[7]] (8) "Property owner" means an owner of **[[**commercial**]]** property as defined in this subsection.

(9) "RESILIENCY PROJECT" HAS THE MEANING STATED IN THE LOCAL GOVERNMENT ARTICLE, §1-1101, OF THE STATE CODE.

(b) **Program**. There is a Clean Energy Loan Program to finance OR REFINANCE energy AND WATER efficiency projects, ENVIRONMENTAL REMEDIATION PROJECTS, **[[**and**]]** renewable energy projects, AND RESILIENCY PROJECTS, as provided in the Local Government Article, §§1-1101 et seq., of the State Code.

(c) **Rules and regulations**. The Controller may adopt rules and regulations to administer the Clean Energy Loan Program consistent with this subtitle.

(d) **Program Administrator**. The County Executive may enter into an agreement with a private entity to administer the Clean Energy Loan Program.

(e) **Scope**. **[[**Commercial property**]]** PROPERTY owners are eligible to participate in the Clean Energy Loan Program for loans ~~NO~~ **[[**greater than ~~[[~~$25,000 for a term of up to 20 years**]]** ~~$50,000,~~ FOR A TERM NOT TO EXCEED THE USEFUL LIFE OF THE PROJECT AS DETERMINED BY THE PROGRAM <u>IN THE AMOUNT OF:</u>

<u>(1) AT LEAST $15,000 FOR A RESIDENTIAL PROPERTY; OR</u>

<u>(2) AT LEAST $50,000 FOR A COMMERCIAL PROPERTY</u>.

(f) **Eligibility**. In order to be eligible for a Clean Energy Loan, the property owner shall:

(1) have a 100% ownership interest in the property located in Anne Arundel County for which improvements are proposed;

(2) **[[**obtain an energy audit approved under program guidelines demonstrating that the savings projected to be obtained from the improvements over the life of the Clean Energy Loan equal or exceed the principal and aggregate interest to be paid over the term of the loan;

(3)**]]** demonstrate that the most recent property tax bill has been paid for the property;

[[4**]]** (3) provide a copy of written notice to all current holders of a mortgage or deed of trust who have a priority recorded lien on the property and written proof of express consent to the loan as a priority lien by all current holders of a mortgage or deed of trust on the property; and

[[5**]]** (4) establish that the owner of the **[[**commercial**]]** property is able to repay the loan **[[**based on criteria and methods**]]** PROVIDED UNDER THE CLEAN ENERGY LOAN PROGRAM, IN A MANNER SUBSTANTIALLY SIMILAR TO THAT REQUIRED FOR A MORTGAGE LOAN AS set forth in §§ 12-127, 12-311, 12-409.1, 12-925, and 12-1029 of the Commercial Law Article of the State Code.

(g) **Qualifying [[improvements]] PROJECTS**. The following improvements, either new or replacement, qualify as RESILIENCY PROJECTS, ENVIRONMENTAL REMEDIATION PROJECTS, energy OR WATER efficiency PROJECTS, or renewable energy projects under the Clean Energy Loan Program:

(1) solar energy equipment;

(2) geothermal energy devices;

(3) wind energy systems;

(4) water conservation devices not required by law; **[[**and**]]**

(5) any construction, renovation or retrofitting of **[[**commercial**]]** <u>THE</u> property to reduce energy consumption, including, high efficiency lighting and building systems, heating ventilation air conditioning (HVAC) upgrades, high efficiency boilers and furnaces, high efficiency hot water heating systems, combustion and burner upgrades, fuel switching, heat recovery and steam traps, building shell or envelope improvements, fenestration improvements, building energy management systems, and process equipment upgrades; AND

(6) ANY OTHER IMPROVEMENT APPROVED BY THE COUNTY OR THE PROGRAM ADMINISTRATOR AS QUALIFYING AS A RESILIENCY PROJECT, ENVIRONMENTAL REMEDIATION PROJECT, AN ENERGY OR WATER EFFICIENCY PROJECT, OR RENEWABLE ENERGY PROJECT.

(h) **Qualifying costs.** A Clean Energy Loan may be used to pay for all costs incurred by a property owner in connection with the qualifying improvements, including, BUT NOT LIMITED TO:

(1) the cost of **[[the]]** AN energy audit;

(2) the design, installation, and construction of the qualifying improvements

(3) energy savings or performance guaranty or insurance;

(4) FEASIBILITY STUDIES AND REPORTS;

(5) PROJECT MANAGEMENT;

(6) BUILDING ACCREDITATION;

(7) PERMITTING AND ADMINISTRATIVE FEES;

(8) POST-INSTALLATION EVALUATION, MEASUREMENT AND VERIFICATION; and

(9) closing costs of the Clean Energy Loan.

SECTION 2. *And be it further enacted*, That this Ordinance shall take effect 45 days from the date it becomes law.

AMENDMENTS ADOPTED: December 15, 2025

READ AND PASSED this 5th day of January, 2026

By Order:

Kaley Schultze
Administrative Officer

PRESENTED to the County Executive for his approval this 6th day of January, 2026

Kaley Schultze
Administrative Officer

APPROVED AND ENACTED this 8th day of January, 2026

Steuart Pittman
County Executive

EFFECTIVE DATE: February 22, 2026

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF BILL NO. 91-25 THE ORIGINAL OF WHICH IS RETAINED IN THE FILES OF THE COUNTY COUNCIL.

Kaley Schultze
Administrative Officer