

SENATE BILL 526

Q2

7lr3385
CF 7lr2400

By: **Senators Ferguson, Conway, McFadden, Nathan–Pulliam, and Robinson**

Introduced and read first time: February 1, 2017

Assigned to: Budget and Taxation

A BILL ENTITLED

1 AN ACT concerning

2 **Baltimore City – Property Tax Credit – Rental Discount for Baltimore City**
3 **Police Officers**

4 FOR the purpose of authorizing the Mayor and City Council of Baltimore City to grant, by
5 law, a certain property tax credit against the property tax imposed on certain
6 apartment buildings in Baltimore City; establishing that certain landlords that
7 provide certain rental discounts to certain police officers may be eligible for the tax
8 credit; establishing the amount of the tax credit; authorizing the Mayor and City
9 Council of Baltimore City to establish, by law, the duration of the credit and certain
10 other provisions relating to the tax credit; providing for the application of this Act;
11 defining certain terms; and generally relating to a property tax credit in Baltimore
12 City for rental discounts provided to police officers in Baltimore City.

13 BY adding to
14 Article – Tax – Property
15 Section 9–304(k)
16 Annotated Code of Maryland
17 (2012 Replacement Volume and 2016 Supplement)

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

20 **Article – Tax – Property**

21 9–304.

22 **(K) (1) (I) IN THIS SUBSECTION THE FOLLOWING WORDS HAVE THE**
23 **MEANINGS INDICATED.**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



(II) "APARTMENT BUILDING" MEANS A MULTI-UNIT RESIDENTIAL BUILDING LOCATED IN BALTIMORE CITY THAT CONTAINS 10 OR MORE DWELLING UNITS.

(III) "QUALIFIED LANDLORD" MEANS A LANDLORD THAT:

1. OWNS AN APARTMENT BUILDING; AND

2. LEASES A DWELLING UNIT IN THE APARTMENT BUILDING TO A QUALIFIED TENANT.

(IV) "QUALIFIED TENANT" MEANS AN INDIVIDUAL LESSEE WHO:

1. RESIDES IN AN APARTMENT BUILDING OWNED BY A QUALIFIED LANDLORD; AND

2. IS EMPLOYED BY THE BALTIMORE POLICE DEPARTMENT AS A POLICE OFFICER.

(2) THE MAYOR AND CITY COUNCIL OF BALTIMORE CITY MAY GRANT, BY LAW, A PROPERTY TAX CREDIT UNDER THIS SUBSECTION AGAINST THE COUNTY PROPERTY TAX IMPOSED ON AN APARTMENT BUILDING THAT IS OWNED BY A QUALIFIED LANDLORD IF:

(I) THE QUALIFIED LANDLORD PROVIDES A RENTAL DISCOUNT TO A QUALIFIED TENANT FOR A DWELLING UNIT IN THE APARTMENT BUILDING; AND

(II) THE RENT AMOUNT BEFORE THE DISCOUNT IS COMPARABLE TO:

1. THE RENT AMOUNT FOR AN EQUIVALENT DWELLING UNIT IN THE APARTMENT BUILDING; OR

2. THE FAIR MARKET RENTAL VALUE OF THE DWELLING UNIT.

(3) A PROPERTY TAX CREDIT GRANTED UNDER THIS SUBSECTION FOR A TAXABLE YEAR SHALL EQUAL 100% OF THE TOTAL DOLLAR VALUE OF THE DISCOUNTS APPLIED TO THE RENT OF A QUALIFIED TENANT DURING THE TAXABLE YEAR.

(4) THE MAYOR AND CITY COUNCIL OF BALTIMORE CITY MAY ESTABLISH, BY LAW:

1 **(I) THE DURATION OF THE TAX CREDIT AUTHORIZED UNDER**
2 **THIS SUBSECTION;**

3 **(II) ADDITIONAL REQUIREMENTS FOR OR LIMITATIONS ON**
4 **ELIGIBILITY FOR THE CREDIT; AND**

5 **(III) ANY OTHER PROVISIONS NECESSARY TO IMPLEMENT THE**
6 **CREDIT.**

7 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect June
8 1, 2017, and shall be applicable to all taxable years beginning after June 30, 2017.