

SENATE BILL 596

Q2

5lr2594
CF HB 750

By: **Washington County Senators**

Introduced and read first time: January 23, 2025

Assigned to: Budget and Taxation

A BILL ENTITLED

1 AN ACT concerning

2 **Washington County – Property Tax Credit – Economic Development Projects**

3 FOR the purpose of altering eligibility requirements for a certain property tax credit for
4 certain business entities that invest a certain amount in certain real property in
5 Washington County and create a certain number of new and permanent full-time
6 jobs in the county; altering the amount and duration of the property tax credit; and
7 generally relating to a property tax credit for business entities that invest in real
8 property and create jobs in Washington County.

9 BY repealing and reenacting, with amendments,
10 Article – Tax – Property
11 Section 9–323(f)
12 Annotated Code of Maryland
13 (2019 Replacement Volume and 2024 Supplement)

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

16 **Article – Tax – Property**

17 9–323.

18 (f) (1) (i) In this subsection the following words have the meanings
19 indicated.

20 (ii) “Affiliate” means a person:

21 1. that directly or indirectly owns at least 80% of a business
22 entity; or

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



(VI) “NEW, RENOVATED, OR EXPANDED PREMISES” MEANS COMMERCIAL OR INDUSTRIAL REAL PROPERTY, INCLUDING A BUILDING OR PART OF A BUILDING THAT HAS NOT BEEN PREVIOUSLY OCCUPIED, WHERE A BUSINESS ENTITY OR ITS AFFILIATES LOCATE TO CONDUCT BUSINESS.

(2) The governing body of Washington County may grant, by law, a property tax credit against the county property tax imposed on real property owned or leased by a business entity that meets the requirements specified for the property tax credit under this subsection.

(3) To qualify for a property tax credit under this subsection, before a business entity meets the requirements specified for the property tax credit under paragraph (4) of this subsection, the business entity shall provide written notification to the governing body of Washington County stating:

(i) that the business entity intends to claim the property tax credit; and

(ii) when the business entity expects to meet the requirements specified for the property tax credit under paragraph (4) of this subsection.

(4) To qualify for a property tax credit under this subsection:

(i) an existing business entity in the county shall:

1. obtain at least an additional 1,500 square feet of new, **RENOVATED**, or expanded premises by purchasing newly constructed premises, constructing new premises, causing new premises to be constructed, **RENOVATING EXISTING PREMISES**, or leasing previously unoccupied premises; and

2. employ at least [one individual] **FIVE INDIVIDUALS** in [a] new permanent full-time [position] **POSITIONS** during a 12-month period, during which period the business entity also must obtain and occupy the new, **RENOVATED**, or expanded premises;

(ii) a new business entity locating in the county shall:

1. obtain at least 2,500 square feet of new, **RENOVATED**, or expanded premises by purchasing newly constructed premises, constructing new premises, causing new premises to be constructed, **RENOVATING EXISTING PREMISES**, or leasing previously unoccupied premises; and

2. employ at least [five] **25** individuals in new permanent full-time positions during a 24-month period, during which period the business entity also must obtain and occupy the new, **RENOVATED**, or expanded premises; or

(iii) a new business entity locating in the county or an existing business entity in the county shall:

1. invest at least ~~[\$10,000,000]~~ **\$20,000,000** in capital improvements in the county by purchasing newly constructed premises, constructing new premises, causing new premises to be constructed, **RENOVATING EXISTING PREMISES**, or leasing previously unoccupied premises; and

2. as a result of the capital improvements specified in item 1 of this item, create ~~[100]~~ **200** new permanent full-time positions.

(5) (i) If an existing business entity in the county meets the requirements of paragraph (4)(i) of this subsection, the property tax credit granted under this subsection shall equal a percentage of the amount of property tax imposed on the assessment of the new, **RENOVATED**, or expanded premises, as follows:

1. ~~[52%]~~ **55%** in the first ~~[and second taxable years]~~
TAXABLE YEAR;

2. ~~[39%]~~ **40%** in the ~~[third and fourth taxable years]~~
SECOND TAXABLE YEAR; and

3. ~~[26%]~~ **25%** in the ~~[fifth and sixth taxable years]~~ **THIRD TAXABLE YEAR.**

(ii) If a new business entity locating in the county meets the requirements of paragraph (4)(ii) of this subsection, the property tax credit granted under this subsection shall equal a percentage of the amount of property tax imposed on the assessment of the new, **RENOVATED**, or expanded premises, as follows:

1. ~~[30%]~~ **55%** in the first and second taxable years;

2. ~~[20%]~~ **40%** in the third and fourth taxable years; and

3. ~~[10%]~~ **25%** in the fifth and sixth taxable years.

(iii) If a new or existing business entity in the county meets the requirements of paragraph (4)(iii) of this subsection, the property tax credit granted under this subsection shall equal a percentage of the amount of county property tax imposed on the assessment of the new, **RENOVATED**, or expanded premises, as follows:

1. ~~[100%]~~ **75%** for each of the first 5 taxable years;

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect June 1, 2025, and shall be applicable to all taxable years beginning after June 30, 2025.