

HOUSE BILL 1048

L2

4lr0573

By: **Prince George's County Delegation**

Introduced and read first time: February 6, 2014

Assigned to: Environmental Matters

Committee Report: Favorable with amendments

House action: Adopted

Read second time: March 11, 2014

CHAPTER _____

1 AN ACT concerning

2 **Prince George's County – School Facilities Surcharge Exemption – Capitol**
3 **College Student Housing and Residential Revitalization Projects**

4 **PG 408–14**

5 FOR the purpose of establishing an exemption from the Prince George's County school
6 facilities surcharge for multi-family housing designated as student housing in a
7 certain area within the campus of Capitol College and for single family attached
8 dwelling units in certain residential projects within the Developed Tier; and
9 generally relating to ~~an exemption~~ exemptions from the Prince George's County
10 school facilities surcharge.

11 BY repealing and reenacting, with amendments,
12 The Public Local Laws of Prince George's County
13 Section 10–192.01(b)(4)~~(A)~~
14 Article 17 – Public Local Laws of Maryland
15 (2011 Edition, as amended)
16 ~~(As enacted by Chapter 431 of the Acts of the General Assembly of 2003,~~
17 ~~Chapter 166 of the Acts of the General Assembly of 2007, and Chapter~~
18 ~~108 of the Acts of the General Assembly of 2008)~~

19 BY repealing and reenacting, without amendments,
20 The Public Local Laws of Prince George's County
21 Section 10–192.01(b)(5)
22 Article 17 – Public Local Laws of Maryland

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



1 (2011 Edition, as amended)

2 BY adding to

3 The Public Local Laws of Prince George's County

4 Section 10–192.01(b)(6)

5 Article 17 – Public Local Laws of Maryland

6 (2011 Edition, as amended)

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

9 **Article 17 – Prince George's County**

10 10–192.01.

11 (b) (4) (A) The school facilities surcharge does not apply to
12 multi-family housing designated as student housing that is located in:

13 (i) The area bounded by Maryland Route 193 to the west
14 and north, U.S. Route 1 to the east, and the southern boundary of the City of College
15 Park to the south;

16 (ii) The area bounded by U.S. Route 1 to the west,
17 Berwyn House Road to the north, Rhode Island Avenue to the east, and Lakeland
18 Road to the south;

19 (iii) The area bounded by U.S. Route 1 to the west, Paint
20 Branch Parkway to the north and east, Rhode Island Avenue to the east, and College
21 Avenue to the south;

22 (iv) The area bounded by University Boulevard to the
23 north, Adelphi Road to the east, Stanford Street to the south, and University Hills
24 Park to the west;

25 (v) The area bounded by the eastern boundary of Paint
26 Branch Stream Valley Park to the west, Park Road and a line extending from the
27 western end of Park Road directly west to Paint Branch Stream Valley Park to the
28 north, U.S. Route 1 to the east, and Erie Street and a line extending from the western
29 end of Erie Street directly west to Paint Branch Stream Valley Park to the south;

30 (vi) The area bounded by Autoville Drive and a line
31 extending from the southern end of Autoville Drive directly south to Maryland Route
32 193 to the west, Erie Street to the north, U.S. Route 1 to the east, and Maryland Route
33 193 to the south; [or]

1 (vii) The area bounded by U.S. Route 1 to the west,
2 Maryland Route 193 to the north, 48th Avenue to the east, and Greenbelt Road to the
3 south; OR

4 (VIII) THE AREA WITHIN THE CAMPUS OF CAPITOL
5 COLLEGE LOCATED ADJACENT TO AND EAST OF SPRINGFIELD ROAD IN
6 PARCELS 1 AND 2 IN THE SUBDIVISION OF LAND KNOWN AS “PARCELS 1 AND 2,
7 CAPITOL INSTITUTE OF TECHNOLOGY”, AS PER PLAT RECORDED IN PLAT BOOK
8 NLP 115 AT PLAT 31 AMONG THE LAND RECORDS OF PRINCE GEORGE’S
9 COUNTY, MARYLAND.

10 (B) Subject to the approval of the County Council and the
11 municipality where the multi-family housing is located, the school facilities surcharge
12 does not apply to multi-family housing designated as student housing for any areas
13 not listed under subparagraph (A) of this paragraph in the City of College Park, the
14 City of Hyattsville, and the Town of Riverdale Park.

15 (C) If the housing is converted from student housing to
16 multi-family for the general population, the owner of the property shall pay, at the
17 time of the conversion, the school facilities surcharge in accordance with the laws at
18 the time of conversion.

19 (5) The school facilities surcharge does not apply to a single-family
20 dwelling unit that is to be built or subcontracted by an individual owner to replace on
21 the same lot a previously existing single-family dwelling unit that was destroyed by
22 fire, explosion, or a natural disaster if the single-family dwelling unit is:

23 (A) Similar to the previously existing single-family dwelling
24 unit; and

25 (B) Owned and occupied by the same individual who owned and
26 occupied the previously existing single-family dwelling unit.

27 (6) **THE SCHOOL FACILITIES SURCHARGE DOES NOT APPLY TO A**
28 **SINGLE-FAMILY ATTACHED DWELLING UNIT IF THE SINGLE-FAMILY DWELLING**
29 **UNIT IS:**

30 (A) **LOCATED IN A RESIDENTIAL REVITALIZATION PROJECT;**

31 (B) **LOCATED IN THE DEVELOPED TIER AS DEFINED IN THE**
32 **PRINCE GEORGE’S COUNTY GENERAL PLAN;**

33 (C) **LOCATED IN A TRANSFORMING NEIGHBORHOOD**
34 **INITIATIVE (TNI) AREA;**

1 **(D) LOCATED ON THE SAME PROPERTY AS PREVIOUSLY**
2 **EXISTING MULTI-FAMILY DWELLING UNITS;**

3 **(E) DEVELOPED AT A LOWER DENSITY THAN THE**
4 **PREVIOUSLY EXISTING MULTI-FAMILY DWELLING UNITS;**

5 **(F) OFFERED FOR SALE ONLY ON A FEE SIMPLE BASIS; AND**

6 **(G) LOCATED ON A PROPERTY THAT IS LESS THAN 6 ACRES**
7 **IN SIZE.**

8 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
9 July 1, 2014.

Approved:

Governor.

Speaker of the House of Delegates.

President of the Senate.