

SENATE BILL 885

Q3, C8

(11r2183)

ENROLLED BILL

— Budget and Taxation / Ways and Means —

Introduced by **Senator Hester**

Read and Examined by Proofreaders:

Proofreader.

Proofreader.

Sealed with the Great Seal and presented to the Governor, for his approval this

_____ day of _____ at _____ o'clock, _____ M.

President.

CHAPTER _____

1 AN ACT concerning

2 **Economic and Community Development – Income Tax Credit for Catalytic**
3 **Revitalization Projects *and Historic Revitalization Tax Credit***

4 FOR the purpose of allowing an individual, a nonprofit organization, or a business entity
5 to claim a credit against the State income tax for certain ~~rehabilitation expenses~~ new
6 construction costs and rehabilitation costs for certain catalytic revitalization projects
7 in the State; ~~prohibiting the Comptroller and the Secretary of Housing and~~
8 Community Development from recapturing the credit under certain circumstances;
9 ~~requiring the Secretary of Housing and Community Development,~~ on application by
10 an individual, a nonprofit organization, or a business entity, to issue tax credit
11 certificates for a certain amount, subject to certain limitations; prohibiting the
12 Secretary from awarding a credit certificate for more than one catalytic revitalization
13 project within a certain number of years and from issuing tax credit certificates for
14 credit amounts in the aggregate that exceed a certain amount; allowing an
15 individual, a nonprofit organization, or a business entity to claim a refund of the

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.

Italics indicate opposite chamber / conference committee amendments.



1 credit, allocate the credit, carry forward the credit, and transfer the credit under
2 certain circumstances; requiring the Secretary, in consultation with the Department
3 of Commerce, to adopt certain regulations; requiring the Governor, in certain fiscal
4 years, to include in the annual State budget an appropriation of at least a certain
5 amount for the Historic Revitalization Tax Credit Reserve Fund; requiring a certain
6 steering committee established under certain provisions of law to continue certain
7 work, coordinate with the Secretary for certain purposes, and report to the
8 Department of Housing and Community Development and the Department of
9 Commerce on or before a certain date; defining certain terms; providing for the
10 application and termination of certain provisions of this Act; and generally relating
11 to the catalytic revitalization project tax credit and the historic revitalization tax
12 credit.

13 BY repealing and reenacting, without amendments,
14 Article – Housing and Community Development
15 Section 1–101(a), (g), and (j)
16 Annotated Code of Maryland
17 (2019 Replacement Volume and 2020 Supplement)

18 BY adding to
19 Article – Housing and Community Development
20 Section 6–801 through 6–805 to be under the new subtitle “Subtitle 8. Catalytic
21 Revitalization Project Tax Credit”
22 Annotated Code of Maryland
23 (2019 Replacement Volume and 2020 Supplement)

24 BY repealing and reenacting, without amendments,
25 Article – State Finance and Procurement
26 Section 5A–303(d)(1)
27 Annotated Code of Maryland
28 (2015 Replacement Volume and 2020 Supplement)

29 BY repealing and reenacting, with amendments,
30 Article – State Finance and Procurement
31 Section 5A–303(d)(3)(iv)
32 Annotated Code of Maryland
33 (2015 Replacement Volume and 2020 Supplement)

34 BY adding to
35 Article – Tax – General
36 Section 10–751
37 Annotated Code of Maryland
38 (2016 Replacement Volume and 2020 Supplement)

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

1 **Article – Housing and Community Development**

2 1–101.

3 (a) In this Division I of this article the following words have the meanings
4 indicated.

5 (g) “Nonprofit organization” means a corporation, foundation, or other legal
6 entity, no part of the net earnings of which inures to the benefit of a private shareholder or
7 individual holding an interest in the entity.

8 (j) “Secretary” means the Secretary of Housing and Community Development.

9 **SUBTITLE 8. CATALYTIC REVITALIZATION PROJECT TAX CREDIT.**

10 **6–801.**

11 ~~**IN THIS SUBTITLE:**~~

12 ~~**(1)**~~ **IN THIS SUBTITLE, “CATALYTIC REVITALIZATION PROJECT”**
13 **MEANS THE SUBSTANTIAL REHABILITATION OF A ~~HISTORIC~~ PROPERTY IN THE**
14 **STATE:**

15 ~~**(1)**~~ **(1) THAT WAS FORMERLY OWNED BY THE STATE OR THE**
16 **FEDERAL GOVERNMENT; ~~AND~~**

17 ~~**(2)**~~ **(2) THE REHABILITATION OF WHICH WILL FOSTER**
18 **ECONOMIC, HOUSING, AND COMMUNITY DEVELOPMENT WITHIN ~~2,500 FEET OF THE~~**
19 **~~PROPERTY~~ THE COMMUNITY IN WHICH THE PROPERTY IS LOCATED; AND**

20 ~~**(2)**~~ ~~**“CATALYTIC REVITALIZATION PROJECT” INCLUDES A PROPERTY**~~
21 ~~**THAT WAS USED AS A COLLEGE OR UNIVERSITY, K-12 SCHOOL, HOSPITAL, MENTAL**~~
22 ~~**HEALTH FACILITY, OR MILITARY FACILITY OR INSTALLATION.**~~

23 **(3) THAT IS OUT OF SERVICE AND WAS FORMERLY USED AS A COLLEGE**
24 **OR UNIVERSITY, K-12 SCHOOL, HOSPITAL, MENTAL HEALTH FACILITY, OR MILITARY**
25 **FACILITY OR INSTALLATION.**

26 **6–802.**

27 **(A) AN INDIVIDUAL, A NONPROFIT ORGANIZATION, OR A BUSINESS ENTITY**
28 **MAY CLAIM A TAX CREDIT IN AN AMOUNT EQUAL TO 20% OF THE AMOUNT STATED IN**
29 **THE FINAL TAX CREDIT CERTIFICATE ISSUED BY THE SECRETARY UNDER § 6–803 OF**
30 **THIS SUBTITLE FOR 5 CONSECUTIVE TAXABLE YEARS BEGINNING WITH THE**

1 TAXABLE YEAR IN WHICH THE CATALYTIC REVITALIZATION PROJECT IS
2 COMPLETED.

3 (B) THE COMPTROLLER OR THE SECRETARY MAY NOT RECAPTURE A TAX
4 CREDIT AUTHORIZED UNDER THIS SUBTITLE IF:

5 (1) THE CATALYTIC REVITALIZATION PROJECT IS TRANSFERRED, IN
6 WHOLE OR IN PART, BY FEE SIMPLE TRANSFER OF REAL PROPERTY OR BY TRANSFER
7 OF AN OWNERSHIP INTEREST IN THE ENTITY THAT OWNS THE PROJECT TO A NEW
8 OWNER; AND

9 (2) THE SECRETARY HAS ISSUED A FINAL TAX CREDIT CERTIFICATE
10 FOR THE CATALYTIC REVITALIZATION PROJECT UNDER § 6-803 OF THIS SUBTITLE.
11 6-803.

12 (A) (1) SUBJECT TO THE LIMITATIONS OF PARAGRAPHS (2) AND (3) OF
13 THIS SUBSECTION AND SUBSECTION (B) OF THIS SECTION, ON APPLICATION BY AN
14 INDIVIDUAL, A NONPROFIT ORGANIZATION, OR A BUSINESS ENTITY, THE
15 SECRETARY SHALL ISSUE:

16 ~~(1)~~ (I) AN INITIAL TAX CREDIT CERTIFICATE IN AN AMOUNT EQUAL
17 TO 20% OF THE INDIVIDUAL'S, NONPROFIT ORGANIZATION'S, OR BUSINESS ENTITY'S
18 ESTIMATED ~~REHABILITATION EXPENSES~~ NEW CONSTRUCTION COSTS AND
19 REHABILITATION COSTS FOR THE PROJECT; AND

20 ~~(2)~~ (II) ON COMPLETION OF THE CATALYTIC REVITALIZATION
21 PROJECT, A FINAL TAX CREDIT CERTIFICATE IN AN AMOUNT EQUAL TO 20% OF THE
22 INDIVIDUAL'S, NONPROFIT ORGANIZATION'S, OR BUSINESS ENTITY'S ACTUAL
23 ~~REHABILITATION EXPENSES~~ NEW CONSTRUCTION COSTS AND REHABILITATION
24 COSTS FOR THE PROJECT.

25 (2) FOR PURPOSES OF CALCULATING THE CREDIT AUTHORIZED
26 UNDER PARAGRAPH (1) OF THIS SUBSECTION, NEW CONSTRUCTION COSTS:

27 (I) MUST BE RELATED TO THE CONSTRUCTION OF NEW
28 STRUCTURES THAT CONNECT, EXPAND, OR INTEGRATE THE EXISTING STRUCTURES
29 TO BE REHABILITATED; AND

30 (II) MAY NOT EXCEED 50% OF THE TOTAL COSTS OF THE
31 CATALYTIC REVITALIZATION PROJECT.

32 (3) (I) EXCEPT AS PROVIDED IN SUBPARAGRAPH (II) OF THIS
33 PARAGRAPH, THE SECRETARY MAY NOT ISSUE AN INITIAL OR FINAL TAX CREDIT

1 CERTIFICATE UNDER PARAGRAPH (1) OF THIS SUBSECTION BEFORE JANUARY 1,
2 2025.

3 (II) THE SECRETARY MAY ISSUE AN INITIAL OR FINAL TAX
4 CREDIT CERTIFICATE UNDER PARAGRAPH (1) OF THIS SUBSECTION BEFORE
5 JANUARY 1, 2025, IF THE COMPTROLLER DETERMINES THAT ISSUING THE TAX
6 CREDIT CERTIFICATE WILL NOT RESULT IN A REDUCTION OR REPAYMENT OF
7 FEDERAL FUNDS AUTHORIZED UNDER THE FEDERAL AMERICAN RESCUE PLAN ACT
8 OF 2021.

9 (B) (1) THE SECRETARY MAY NOT AWARD AN INITIAL CREDIT
10 CERTIFICATE FOR MORE THAN ONE CATALYTIC REVITALIZATION PROJECT WITHIN
11 A 2-YEAR PERIOD.

12 (2) ~~FOR ANY TAXABLE YEAR~~ FOR ANY CATALYTIC REVITALIZATION
13 PROJECT, THE SECRETARY MAY NOT ISSUE TAX CREDIT CERTIFICATES FOR CREDIT
14 AMOUNTS IN THE AGGREGATE TOTALING MORE THAN ~~\$10,000,000~~ \$15,000,000.

15 (C) IF THE TAX CREDIT ALLOWED UNDER THIS SUBTITLE IN ANY TAXABLE
16 YEAR EXCEEDS THE TOTAL TAX OTHERWISE PAYABLE BY THE INDIVIDUAL,
17 NONPROFIT ORGANIZATION, OR BUSINESS ENTITY FOR THAT TAXABLE YEAR, THE
18 INDIVIDUAL, NONPROFIT ORGANIZATION, OR BUSINESS ENTITY MAY CLAIM A
19 REFUND IN THE AMOUNT OF THE EXCESS.

20 (D) THE CREDIT ALLOWED UNDER THIS SUBTITLE MAY BE ALLOCATED
21 AMONG THE PARTNERS, MEMBERS, OR SHAREHOLDERS OF A BUSINESS ENTITY IN
22 ANY MANNER AGREED TO BY THOSE PERSONS IN WRITING.

23 (E) (1) THE AMOUNT OF THE TAX CREDIT ALLOWED, BUT NOT CLAIMED,
24 UNDER THIS SUBTITLE MAY BE TRANSFERRED, BY WRITTEN INSTRUMENT, IN WHOLE
25 OR IN PART, TO ANY INDIVIDUAL, NONPROFIT ORGANIZATION, OR BUSINESS ENTITY.

26 (2) FOR THE TAXABLE YEAR OF ANY TRANSFER UNDER THIS
27 SUBSECTION, THE TRANSFEREE UNDER PARAGRAPH (1) OF THIS SUBSECTION MAY
28 APPLY THE TAX CREDIT AGAINST THE TOTAL TAX OTHERWISE PAYABLE BY THE
29 TRANSFEREE IN THAT TAXABLE YEAR.

30 (3) IF THE TAX CREDIT EXCEEDS THE TOTAL TAX OTHERWISE
31 PAYABLE BY THE TRANSFEREE IN ANY TAXABLE YEAR, THE TRANSFEREE:

32 (I) MAY CLAIM A REFUND IN THE AMOUNT OF THE EXCESS; ~~OR~~

33 (II) MAY CARRY FORWARD AND APPLY THE EXCESS CREDIT FOR
34 SUCCEEDING TAXABLE YEARS UNTIL THE FULL AMOUNT OF THE CREDIT IS USED; OR

1 ~~(H)~~ (III) MAY TRANSFER THE REMAINDER OF THE TAX CREDIT
 2 TO AN INDIVIDUAL, A NONPROFIT ORGANIZATION, OR A BUSINESS ENTITY IN
 3 ACCORDANCE WITH PARAGRAPH (1) OF THIS SUBSECTION.

4 **6-804.**

5 **THE SECRETARY, IN CONSULTATION WITH THE DEPARTMENT OF COMMERCE,**
 6 **SHALL ADOPT REGULATIONS TO CARRY OUT THE PROVISIONS OF THIS SUBTITLE,**
 7 **INCLUDING REGULATIONS THAT:**

8 (1) ESTABLISH PROCEDURES AND STANDARDS FOR CERTIFYING
 9 ~~HISTORIC PROPERTIES AND REHABILITATIONS~~ NEW CONSTRUCTION COSTS AND
 10 REHABILITATION COSTS UNDER THIS SUBTITLE; AND

11 (2) ESTABLISH AN APPLICATION PROCESS FOR THE ISSUANCE OF TAX
 12 CREDIT CERTIFICATES UNDER THIS SUBTITLE, WITH AN EMPHASIS ON
 13 APPLICATIONS THAT PROMOTE AFFORDABLE HOUSING.

14 **6-805.**

15 (A) SUBJECT TO SUBSECTION (B) OF THIS SECTION, THIS SUBTITLE AND
 16 THE CREDIT AUTHORIZED UNDER IT SHALL TERMINATE JANUARY 1, ~~2025~~ 2031.

17 (B) AFTER THE TERMINATION OF THIS SUBTITLE:

18 (1) THE SECRETARY MAY NOT ISSUE ANY ADDITIONAL TAX CREDIT
 19 CERTIFICATES UNDER § 6-803 OF THIS SUBTITLE; AND

20 (2) TAX CREDIT CERTIFICATES ISSUED MAY BE CLAIMED, REFUNDED,
 21 CARRIED FORWARD, OR TRANSFERRED IN ACCORDANCE WITH §§ 6-802 AND 6-803
 22 OF THIS SUBTITLE.

23 *Article – State Finance and Procurement*

24 5A-303.

25 (d) (1) In this subsection, “Reserve Fund” means the Historic Revitalization Tax
 26 Credit Reserve Fund established under paragraph (2) of this subsection.

27 (3) (iv) 1. [For] SUBJECT TO SUBSUBPARAGRAPH 2 OF THIS
 28 SUBPARAGRAPH, FOR each of fiscal years 2018 through 2024, the Governor shall include
 29 in the budget bill an appropriation to the Reserve Fund.

1 **2. FOR EACH OF FISCAL YEARS 2023 AND 2024, THE**
2 **GOVERNOR SHALL INCLUDE IN THE BUDGET BILL AN APPROPRIATION TO THE**
3 **RESERVE FUND OF AT LEAST \$12,000,000.**

4 **Article – Tax – General**

5 **10-751.**

6 **(A) IN THIS SECTION, “NONPROFIT ORGANIZATION” HAS THE MEANING**
7 **STATED IN § 1-101 OF THE HOUSING AND COMMUNITY DEVELOPMENT ARTICLE.**

8 **(B) AN INDIVIDUAL, A NONPROFIT ORGANIZATION, OR A BUSINESS ENTITY**
9 **MAY CLAIM A CREDIT AGAINST THE STATE INCOME TAX IN ACCORDANCE WITH TITLE**
10 **6, SUBTITLE 8 OF THE HOUSING AND COMMUNITY DEVELOPMENT ARTICLE FOR**
11 **~~REHABILITATION EXPENSES~~ NEW CONSTRUCTION COSTS AND REHABILITATION**
12 **COSTS FOR CATALYTIC REVITALIZATION PROJECTS.**

13 SECTION 2. AND BE IT FURTHER ENACTED, That the steering committee
14 established under Chapter 334 of the Acts of the General Assembly of 2019 shall:

15 (1) continue its work in order to make recommendations based on the
16 findings of the consultant hired by the Secretary of Planning to conduct a study on the
17 adaptive reuse of historic properties located within the State that are or were owned by the
18 State or the federal government;

19 (2) report its recommendations under item (1) of this section to the
20 Department of Housing and Community Development and the Department of Commerce
21 on or before December 31, 2021; and

22 (3) coordinate its efforts with the Secretary of Housing and Community
23 Development in order to further the objectives of the tax credit under this Act.

24 SECTION 3. AND BE IT FURTHER ENACTED, That Section 2 of this Act shall
25 remain effective for a period of 2 years and, at the end of June 30, 2023, Section 2 of this
26 Act, with no further action required by the General Assembly, shall be abrogated and of no
27 further force and effect.

28 SECTION 4. AND BE IT FURTHER ENACTED, That this Act shall take effect July
29 1, 2021, and, except as provided in Section 3 of this Act, shall be applicable to all taxable
30 years beginning after December 31, 2020.