

SENATE BILL 885

Q3, C8

1lr2183

By: **Senator Hester**

Introduced and read first time: February 9, 2021

Assigned to: Budget and Taxation

Committee Report: Favorable with amendments

Senate action: Adopted

Read second time: March 3, 2021

CHAPTER _____

1 AN ACT concerning

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

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
16 credit, allocate the credit, carry forward the credit, and transfer the credit under
17 certain circumstances; requiring the Secretary, in consultation with the Department
18 of Commerce, to adopt certain regulations; requiring a certain steering committee
19 established under certain provisions of law to continue certain work, coordinate with
20 the Secretary for certain purposes, and report to the Department of Housing and
21 Community Development and the Department of Commerce on or before a certain
22 date; defining certain terms; providing for the application and termination of certain
23 provisions of this Act; and generally relating to the catalytic revitalization project
24 tax credit.

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 BY repealing and reenacting, without amendments,
 2 Article – Housing and Community Development
 3 Section 1–101(a), ~~(g)~~, and (j)
 4 Annotated Code of Maryland
 5 (2019 Replacement Volume and 2020 Supplement)

6 BY adding to
 7 Article – Housing and Community Development
 8 Section 6–801 through 6–805 to be under the new subtitle “Subtitle 8. Catalytic
 9 Revitalization Project Tax Credit”
 10 Annotated Code of Maryland
 11 (2019 Replacement Volume and 2020 Supplement)

12 BY adding to
 13 Article – Tax – General
 14 Section 10–751
 15 Annotated Code of Maryland
 16 (2016 Replacement Volume and 2020 Supplement)

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

19 **Article – Housing and Community Development**

20 1–101.

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

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

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

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

28 **6–801.**

29 ~~**IN THIS SUBTITLE:**~~

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

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

3 ~~(1)~~ (2) THE REHABILITATION OF WHICH WILL FOSTER
4 ECONOMIC, HOUSING, AND COMMUNITY DEVELOPMENT WITHIN ~~2,500 FEET OF THE~~
5 ~~PROPERTY~~ THE COMMUNITY IN WHICH THE PROPERTY IS LOCATED; AND

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

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

12 6-802.

13 (A) AN INDIVIDUAL, A NONPROFIT ORGANIZATION, OR A BUSINESS ENTITY
14 MAY CLAIM A TAX CREDIT IN AN AMOUNT EQUAL TO 20% OF THE AMOUNT STATED IN
15 THE FINAL TAX CREDIT CERTIFICATE ISSUED BY THE SECRETARY UNDER § 6-803 OF
16 THIS SUBTITLE FOR 5 CONSECUTIVE TAXABLE YEARS BEGINNING WITH THE
17 TAXABLE YEAR IN WHICH THE CATALYTIC REVITALIZATION PROJECT IS
18 COMPLETED.

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

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

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

27 6-803.

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

32 ~~(1)~~ (1) AN INITIAL TAX CREDIT CERTIFICATE IN AN AMOUNT EQUAL
33 TO 20% OF THE INDIVIDUAL’S, NONPROFIT ORGANIZATION’S, OR BUSINESS ENTITY’S

1 ESTIMATED ~~REHABILITATION EXPENSES~~ NEW CONSTRUCTION COSTS AND
2 REHABILITATION COSTS FOR THE PROJECT; AND

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

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

10 (I) MUST BE RELATED TO THE CONSTRUCTION OF NEW
11 STRUCTURES THAT CONNECT, EXPAND, OR INTEGRATE THE EXISTING STRUCTURES
12 TO BE REHABILITATED; AND

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

15 (3) (I) EXCEPT AS PROVIDED IN SUBPARAGRAPH (II) OF THIS
16 PARAGRAPH, THE SECRETARY MAY NOT ISSUE AN INITIAL OR FINAL TAX CREDIT
17 CERTIFICATE UNDER PARAGRAPH (1) OF THIS SUBSECTION BEFORE JANUARY 1,
18 2025.

19 (II) THE SECRETARY MAY ISSUE AN INITIAL OR FINAL TAX
20 CREDIT CERTIFICATE UNDER PARAGRAPH (1) OF THIS SUBSECTION BEFORE
21 JANUARY 1, 2025, IF THE COMPTROLLER DETERMINES THAT ISSUING THE TAX
22 CREDIT CERTIFICATE WILL NOT RESULT IN A REDUCTION OR REPAYMENT OF
23 FEDERAL FUNDS AUTHORIZED UNDER THE FEDERAL AMERICAN RESCUE PLAN ACT
24 OF 2021.

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

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

31 (C) IF THE TAX CREDIT ALLOWED UNDER THIS SUBTITLE IN ANY TAXABLE
32 YEAR EXCEEDS THE TOTAL TAX OTHERWISE PAYABLE BY THE INDIVIDUAL,
33 NONPROFIT ORGANIZATION, OR BUSINESS ENTITY FOR THAT TAXABLE YEAR, THE
34 INDIVIDUAL, NONPROFIT ORGANIZATION, OR BUSINESS ENTITY MAY CLAIM A
35 REFUND IN THE AMOUNT OF THE EXCESS.

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

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

7 (2) FOR THE TAXABLE YEAR OF ANY TRANSFER UNDER THIS
8 SUBSECTION, THE TRANSFEREE UNDER PARAGRAPH (1) OF THIS SUBSECTION MAY
9 APPLY THE TAX CREDIT AGAINST THE TOTAL TAX OTHERWISE PAYABLE BY THE
10 TRANSFEREE IN THAT TAXABLE YEAR.

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

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

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

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

19 **6-804.**

20 THE SECRETARY, IN CONSULTATION WITH THE DEPARTMENT OF COMMERCE,
21 SHALL ADOPT REGULATIONS TO CARRY OUT THE PROVISIONS OF THIS SUBTITLE,
22 INCLUDING REGULATIONS THAT:

23 (1) ESTABLISH PROCEDURES AND STANDARDS FOR CERTIFYING
24 ~~HISTORIC PROPERTIES AND REHABILITATIONS~~ NEW CONSTRUCTION COSTS AND
25 REHABILITATION COSTS UNDER THIS SUBTITLE; AND

26 (2) ESTABLISH AN APPLICATION PROCESS FOR THE ISSUANCE OF TAX
27 CREDIT CERTIFICATES UNDER THIS SUBTITLE.

28 **6-805.**

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

1 (B) AFTER THE TERMINATION OF THIS SUBTITLE:

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

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

7 Article – Tax – General

8 10-751.

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

11 (B) AN INDIVIDUAL, A NONPROFIT ORGANIZATION, OR A BUSINESS ENTITY
12 MAY CLAIM A CREDIT AGAINST THE STATE INCOME TAX IN ACCORDANCE WITH TITLE
13 6, SUBTITLE 8 OF THE HOUSING AND COMMUNITY DEVELOPMENT ARTICLE FOR
14 ~~REHABILITATION EXPENSES~~ NEW CONSTRUCTION COSTS AND REHABILITATION
15 COSTS FOR CATALYTIC REVITALIZATION PROJECTS.

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

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

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

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

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

31 SECTION 4. AND BE IT FURTHER ENACTED, That this Act shall take effect July
32 1, 2021, and, except as provided in Section 3 of this Act, shall be applicable to all taxable
33 years beginning after December 31, 2020.