

SENATE BILL 472

Q2

5lr1843
CF HB 330

By: **Senator Rosapepe**

Introduced and read first time: January 22, 2025

Assigned to: Budget and Taxation

A BILL ENTITLED

1 AN ACT concerning

2 **Property Tax – Improvements to Property Adjacent to Rail Stations – Subclass,**
3 **Special Rate, and Penalty**

4 FOR the purpose of authorizing the Mayor and City Council of Baltimore City or the
5 governing body of a county to establish, by law, a subclass of real property consisting
6 of improvements to real property located within a certain distance of a rail station
7 and to set a special property tax rate for the property; authorizing the Mayor and
8 City Council of Baltimore City or the governing body of a county or municipal
9 corporation to set, by law, a tax penalty against the total tax liability on
10 improvements to real property that is located within a certain distance of a rail
11 station for which a special tax rate has been set; and generally relating to a special
12 property tax rate and tax penalty for improvements to real property located near a
13 rail station.

14 BY repealing and reenacting, without amendments,
15 Article – Tax – Property
16 Section 4–201(c)
17 Annotated Code of Maryland
18 (2019 Replacement Volume and 2024 Supplement)

19 BY adding to
20 Article – Tax – Property
21 Section 4–201(d), 6–202.2, and 14–702(e)
22 Annotated Code of Maryland
23 (2019 Replacement Volume and 2024 Supplement)

24 BY repealing and reenacting, with amendments,
25 Article – Tax – Property
26 Section 6–302
27 Annotated Code of Maryland
28 (2019 Replacement Volume and 2024 Supplement)

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



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

3 **Article – Tax – Property**

4 4–201.

5 (c) Except as otherwise provided by law, the collector shall remit the taxes
6 collected during any month, and interest, penalties, or service charges on the taxes
7 collected:

8 (1) for the county, to the appropriate county official on or before the 10th
9 day of the following month;

10 (2) for a municipal corporation, to the appropriate municipal corporation
11 official; and

12 (3) for a special district, to the appropriate officer of the district.

13 **(D) FOR A PENALTY SET UNDER § 14–702(E) OF THIS ARTICLE, THE**
14 **COLLECTOR SHALL REMIT THE PENALTY COLLECTED DURING ANY MONTH AS**
15 **FOLLOWS:**

16 **(1) 50% TO THE TRANSPORTATION TRUST FUND ESTABLISHED**
17 **UNDER § 3–216 OF THE TRANSPORTATION ARTICLE; AND**

18 **(2) (I) FOR THE COUNTY, 50% TO THE APPROPRIATE COUNTY**
19 **OFFICIAL ON OR BEFORE THE 10TH DAY OF THE FOLLOWING MONTH; AND**

20 **(II) FOR A MUNICIPAL CORPORATION, 50% TO THE**
21 **APPROPRIATE MUNICIPAL CORPORATION OFFICIAL.**

22 **6–202.2.**

23 **(A) (1) IN THIS SECTION, “RAIL STATION” MEANS A PRESENT OR**
24 **PLANNED PASSENGER RAIL STATION IN THE STATE.**

25 **(2) “RAIL STATION” INCLUDES A PRESENT OR PLANNED:**

26 **(I) MARC STATION ALONG THE PENN, CAMDEN, OR**
27 **BRUNSWICK LINES;**

28 **(II) BALTIMORE METRO SUBWAYLINK STATION;**

1 **(III) BALTIMORE LIGHT RAILLINK STATION; AND**

2 **(IV) METRORAIL SYSTEM STATION IN THE STATE.**

3 **(B) THE MAYOR AND CITY COUNCIL OF BALTIMORE CITY OR THE**
4 **GOVERNING BODY OF A COUNTY MAY ESTABLISH, BY LAW, A SUBCLASS OF REAL**
5 **PROPERTY CONSISTING OF IMPROVEMENTS TO REAL PROPERTY THAT IS LOCATED**
6 **WITHIN 1 MILE OF A RAIL STATION.**

7 6–302.

8 (a) Except as otherwise provided in this section and after complying with § 6–305
9 of this subtitle, in each year after the date of finality and before the following July 1, the
10 Mayor and City Council of Baltimore City or the governing body of each county annually
11 shall set the tax rate for the next taxable year on all assessments of property subject to that
12 county’s property tax.

13 (b) (1) Except as provided in [subsection (c)] **SUBSECTIONS (C) AND (D)** of
14 this section and §§ 6–305 and 6–306 of this subtitle:

15 (i) there shall be a single county property tax rate for all real
16 property subject to county property tax except for operating real property described in §
17 8–109(c) of this article; and

18 (ii) the county tax rate applicable to personal property and the
19 operating real property described in § 8–109(c) of this article shall be no more than 2.5
20 times the rate for real property.

21 (2) Paragraph (1) of this subsection does not affect a special rate prevailing
22 in a taxing district or part of a county.

23 (c) (1) The Mayor and City Council of Baltimore City or the governing body of
24 a county may set a special rate for a vacant lot or improved property cited as vacant and
25 unfit for habitation or other authorized use on a housing or building violation notice.

26 (2) On or before December 1 each year, the Mayor and City Council of
27 Baltimore City or the governing body of a county that enacts a special rate under paragraph
28 (1) of this subsection shall report to the Department of Housing and Community
29 Development and, in accordance with § 2–1257 of the State Government Article, to the
30 General Assembly on:

31 (i) the special rate set under paragraph (1) of this subsection;

32 (ii) the number of properties to which the special rate applies;

33 (iii) the revenue change resulting from the special rate;

1 (iv) the use of the revenue from the special rate; and

2 (v) whether properties subject to the special rate are viable for
3 adaptive reuse, as defined in § 1–102 of the Housing and Community Development Article,
4 and plans to convert viable properties.

5 **(D) (1) IN THIS SUBSECTION, “RAIL STATION” HAS THE MEANING STATED**
6 **IN § 6–202.2 OF THIS TITLE.**

7 **(2) SUBJECT TO PARAGRAPH (3) OF THIS SUBSECTION, THE MAYOR**
8 **AND CITY COUNCIL OF BALTIMORE CITY OR THE GOVERNING BODY OF A COUNTY**
9 **MAY SET A SPECIAL RATE FOR IMPROVEMENTS TO REAL PROPERTY THAT IS**
10 **LOCATED WITHIN 1 MILE OF A RAIL STATION.**

11 **(3) THE SPECIAL RATE SET UNDER PARAGRAPH (2) OF THIS**
12 **SUBSECTION MAY NOT BE 0% OR GREATER THAN THE RATE SET UNDER SUBSECTION**
13 **(A) OF THIS SECTION.**

14 14–702.

15 **(E) (1) IN THIS SUBSECTION, “RAIL STATION” HAS THE MEANING STATED**
16 **IN § 6–202.2 OF THIS ARTICLE.**

17 **(2) SUBJECT TO PARAGRAPH (3) OF THIS SUBSECTION, THE MAYOR**
18 **AND CITY COUNCIL OF BALTIMORE CITY OR THE GOVERNING BODY OF A COUNTY**
19 **OR OF A MUNICIPAL CORPORATION MAY SET, BY LAW, A TAX PENALTY AGAINST THE**
20 **COUNTY OR MUNICIPAL CORPORATION TOTAL TAX LIABILITY ON IMPROVEMENTS TO**
21 **REAL PROPERTY THAT IS LOCATED WITHIN 1 MILE OF A RAIL STATION FOR WHICH**
22 **THE COUNTY OR MUNICIPAL CORPORATION HAS SET A SPECIAL TAX RATE.**

23 **(3) THE MAYOR AND CITY COUNCIL OF BALTIMORE CITY OR THE**
24 **GOVERNING BODY OF A COUNTY OR OF A MUNICIPAL CORPORATION SHALL**
25 **ESTABLISH, BY LAW, CRITERIA FOR IMPOSING THE PENALTY AUTHORIZED UNDER**
26 **PARAGRAPH (2) OF THIS SUBSECTION.**

27 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect June
28 1, 2025, and shall be applicable to all taxable years beginning after June 30, 2025.