

SENATE BILL 472

Q2

5lr1843
CF HB 330

By: ~~Senator Rosapepe~~ Senators Rosapepe, Benson, M. Jackson, King, and Lewis Young

Introduced and read first time: January 22, 2025

Assigned to: Budget and Taxation

Committee Report: Favorable with amendments

Senate action: Adopted

Read second time: February 21, 2025

CHAPTER _____

1 AN ACT concerning

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

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 certain subclasses of improvements to real property located within a certain distance
7 of a rail station and to set a special property tax rate for each subclass of the property;
8 ~~authorizing the Mayor and City Council of Baltimore City or the governing body of a~~
9 ~~county or municipal corporation to set, by law, a tax penalty against the total tax~~
10 ~~liability on improvements to real property that is located within a certain distance~~
11 ~~of a rail station for which a special tax rate has been set; and generally relating to a~~
12 ~~special property tax rate and tax penalty for improvements to~~ special property tax
13 rates for real property located near a 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), and 6–202.2, ~~and~~ 14–702(e)
22 Annotated Code 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.



(2019 Replacement Volume and 2024 Supplement)

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

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

Article – Tax – Property

4–201.

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

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

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

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

(D) ~~FOR A PENALTY SET UNDER § 14-702(E)~~ TAX REVENUE ATTRIBUTABLE TO A SPECIAL RATE SET UNDER § 6-202.2 OF THIS ARTICLE, THE COLLECTOR SHALL REMIT THE ~~PENALTY~~ TAX REVENUE COLLECTED DURING ANY MONTH AS FOLLOWS:

(1) ~~50%~~ 5% TO THE TRANSPORTATION TRUST FUND ESTABLISHED UNDER § 3-216 OF THE TRANSPORTATION ARTICLE; AND

(2) (I) FOR THE COUNTY, ~~50%~~ 95% TO THE APPROPRIATE COUNTY OFFICIAL ON OR BEFORE THE 10TH DAY OF THE FOLLOWING MONTH; AND

(II) FOR A MUNICIPAL CORPORATION, ~~50%~~ 95% TO THE APPROPRIATE MUNICIPAL CORPORATION OFFICIAL.

6–202.2.

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

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

1 (I) MARC STATION ALONG THE PENN, CAMDEN, OR
2 BRUNSWICK LINES;

3 (II) BALTIMORE METRO SUBWAYLINK STATION;

4 (III) BALTIMORE LIGHT RAILLINK STATION; AND

5 (IV) METRORAIL SYSTEM STATION IN THE STATE, INCLUDING A
6 PURPLE LINE STATION.

7 (B) THE MAYOR AND CITY COUNCIL OF BALTIMORE CITY OR THE
8 GOVERNING BODY OF A COUNTY MAY ESTABLISH, BY LAW, ~~A SUBCLASS OF REAL~~
9 ~~PROPERTY CONSISTING OF~~ THE FOLLOWING SUBCLASSES OF REAL PROPERTY:

10 (1) UNIMPROVED LAND THAT IS LOCATED WITHIN 1 MILE OF A RAIL
11 STATION; AND

12 (2) IMPROVEMENTS TO ~~REAL PROPERTY~~ LAND THAT IS LOCATED
13 WITHIN 1 MILE OF A RAIL STATION.

14 6-302.

15 (a) Except as otherwise provided in this section and after complying with § 6-305
16 of this subtitle, in each year after the date of finality and before the following July 1, the
17 Mayor and City Council of Baltimore City or the governing body of each county annually
18 shall set the tax rate for the next taxable year on all assessments of property subject to that
19 county's property tax.

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

22 (i) there shall be a single county property tax rate for all real
23 property subject to county property tax except for operating real property described in §
24 8-109(c) of this article; and

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

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

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

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

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

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

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

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

10 (v) whether properties subject to the special rate are viable for
 11 adaptive reuse, as defined in § 1-102 of the Housing and Community Development Article,
 12 and plans to convert viable properties.

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

15 **(2) SUBJECT TO PARAGRAPH (3) OF THIS SUBSECTION, THE MAYOR**
 16 **AND CITY COUNCIL OF BALTIMORE CITY OR THE GOVERNING BODY OF A COUNTY**
 17 **MAY SET A SPECIAL RATE FOR ~~IMPROVEMENTS TO~~ EACH SUBCLASS ESTABLISHED**
 18 **UNDER § 6-202.2 OF THIS TITLE FOR REAL PROPERTY THAT IS LOCATED WITHIN 1**
 19 **MILE OF A RAIL STATION.**

20 **(3) THE SPECIAL RATE SET UNDER PARAGRAPH (2) OF THIS**
 21 **SUBSECTION MAY NOT BE 0% ~~OR GREATER THAN THE RATE SET UNDER SUBSECTION~~**
 22 **~~(A) OF THIS SECTION.~~**

23 ~~14-702.~~

24 ~~**(E) (1) IN THIS SUBSECTION, “RAIL STATION” HAS THE MEANING STATED**~~
 25 ~~**IN § 6-202.2 OF THIS ARTICLE.**~~

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

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

5 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect June
 6 1, 2025, and shall be applicable to all taxable years beginning after June 30, 2025.

Approved:

Governor.

President of the Senate.

Speaker of the House of Delegates.