



Montgomery
County Council

Committee GO

Staff: Glenn Orlin, Senior Analyst; Pam Dunn, Senior
Legislative Analyst

Purpose: Final action – vote expected

Keywords: #impacttaxrates

AGENDA ITEM #3

November 16, 2020

Action

SUBJECT

Development Impact Tax Rates for Transportation and Public School Improvements

EXPECTED ATTENDEES

None

COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION

Council public hearing was held on November 10, 2020.

DESCRIPTION/ISSUE

The rates in the attached resolution reflect the Council's straw votes as an outcome of its review of the Draft 2020-2024 Subdivision Staging Policy (SSP) and Bill 38-20, Development Impact Taxes.

SUMMARY OF KEY DISCUSSION POINTS

The Council's straw votes reflect the creation of two zones for the School Impact Tax. The Council added a use category to the transportation impact tax table for Agricultural Facilities, setting the rate at \$0.00. The Council recommends no other rate changes to the Transportation Impact Tax rate schedule.

This report contains:

Draft resolution

© 1-3

Alternative format requests for people with disabilities. If you need assistance accessing this report you may [submit alternative format requests](#) to the ADA Compliance Manager. The ADA Compliance Manager can also be reached at 240-777-6197 (TTY 240-777-6196) or at adacompliance@montgomerycountymd.gov

Resolution No.: _____
Introduced: _____
Adopted: _____

**COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND**

By: Government Operations and Fiscal Policy Committee

SUBJECT: Development Impact Tax Rates for Transportation and Public School Improvements

Background

1. Under County Code §52-49(e), the County Council may, by resolution, after a public hearing advertised at least 15 days in advance, increase or decrease the development impact tax rates for transportation.
2. Under County Code §52-55(d), the County Council may, by resolution, after a public hearing advertised at least 15 days in advance, increase or decrease the development impact tax rates for public school improvements.
3. A public hearing was held on this resolution on November 10, 2020.
4. This resolution is necessary to update the impact tax rates for transportation and public school improvements.

Action

The County Council for Montgomery County, Maryland approves the following action:

1. The development impact tax rates for transportation, effective for any payments made on or after February 26, 2021 are:

| Tax per Dwelling Unit or per Square Foot (SF) of Gross Floor Area (GFA) | | | | |
|--|-------------------------|----------------------------|----------------------------|---------------------------|
| Land Use | Red Policy Areas | Orange Policy Areas | Yellow Policy Areas | Green Policy Areas |
| Residential Uses (\$/unit) | | | | |
| Single-Family Detached | \$7,838 | \$19,591 | \$24,490 | \$24,490 |
| Single-Family Attached | \$6,413 | \$16,030 | \$20,038 | \$20,038 |
| Multi-Family Low Rise | \$4,986 | \$12,465 | \$15,582 | \$15,582 |
| Multi-Family High Rise | \$3,561 | \$8,904 | \$11,130 | \$11,130 |
| Multi-Family Senior | \$1,424 | \$3,562 | \$4,452 | \$4,452 |
| Student-Built Houses | \$0 | \$0 | \$0 | \$0 |
| Land Use | Red Policy Areas | Orange Policy Areas | Yellow Policy Areas | Green Policy Areas |
| Commercial Uses (\$/SF) | | | | |
| Office | \$7.15 | \$17.90 | \$22.40 | \$22.40 |
| Industrial | \$3.60 | \$8.90 | \$11.20 | \$11.20 |
| Bioscience Facility | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Retail | \$6.35 | \$16.00 | \$19.95 | \$19.95 |
| Place of Worship | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Clergy House | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Private School | \$0.55 | \$1.45 | \$1.85 | \$1.85 |
| Hospital | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Charitable/Philanthropic Institution | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Other Non-Residential | \$3.60 | \$8.90 | \$11.20 | \$11.20 |
| Agricultural Facility | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

2. The development impact tax rates for public school improvements, effective for any payments made on or after February 26, 2021 are:

| Land Use (\$/unit) | Infill Impact Areas | Turnover Impact Areas |
|---------------------------|----------------------------|------------------------------|
| Single-Family Detached | \$20,510 | \$21,990 |
| Single-Family Attached | \$17,841 | \$23,813 |
| Multi-Family Low Rise | \$5,200 | \$12,148 |
| Multi-Family High Rise | \$3,193 | \$2,600 |
| Farm Tenant House | \$20,510 | \$21,990 |
| Senior Residential | \$0 | \$0 |

This is a correct copy of Council action.

Selena Mendy Singleton, Esq.
Clerk of the Council