

Resolution No.:	<u>20-238</u>
Introduced:	<u>July 11, 2023</u>
Adopted:	<u>July 11, 2023</u>

**COUNTY COUNCIL  
FOR MONTGOMERY COUNTY, MARYLAND**

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Lead Sponsor: Council President

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**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.     On June 20, 2023, the County Council adopted Resolution 20-214 to update the impact tax rates for transportation and public school improvements and the public school utilization premium payments.
4.     On June 30, 2023, Council staff was notified by the Department of Finance that the transportation impact tax rates for multi-family high-rise units and for multi-family senior units in Red Policy Areas were transcribed incorrectly in Resolution 20-214.

**Action**

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

The transportation impact tax rate schedule in Resolution 20-214 is corrected as follows:

<b>Tax per Dwelling Unit or per Square Foot (SF) of Gross Floor Area (GFA)</b>				
<b>Land Use</b>	<b>Red Policy Areas</b>	<b>Orange Policy Areas</b>	<b>Yellow Policy Areas</b>	<b>Green Policy Areas</b>
<b>Residential Uses (\$/unit)</b>				
Single-Family Detached	\$9,663	\$24,151	\$30,190	\$30,190
Single-Family Attached	\$7,905	\$19,761	\$24,702	\$24,702
Multi-Family Low Rise	\$6,146	\$15,366	\$19,208	\$19,208
Multi-Family High Rise	<u>[\$4,930]</u> <u>\$4,390</u>	\$10,976	\$13,720	\$13,720
Multi-Family Senior	<u>[\$1,705]</u> <u>\$1,755</u>	\$4,391	\$5,488	\$5,488
Student-Built Houses	\$0	\$0	\$0	\$0
<b>Land Use</b>	<b>Red Policy Areas</b>	<b>Orange Policy Areas</b>	<b>Yellow Policy Areas</b>	<b>Green Policy Areas</b>
<b>Commercial Uses (\$/SF)</b>				
Office	\$8.80	\$22.10	\$27.60	\$27.60
Industrial	\$4.45	\$10.95	\$13.85	\$13.85
Bioscience Facility	\$0.00	\$0.00	\$0.00	\$0.00
Retail	\$7.85	\$19.70	\$24.60	\$24.60
Place of Worship	\$0.00	\$0.00	\$0.00	\$0.00
Clergy House	\$0.00	\$0.00	\$0.00	\$0.00
Private School	\$0.70	\$1.80	\$2.25	\$2.25
Hospital	\$0.00	\$0.00	\$0.00	\$0.00
Charitable/Philanthropic Institution	\$0.00	\$0.00	\$0.00	\$0.00
Other Non-Residential	\$4.45	\$10.95	\$13.85	\$13.85
Agricultural Facility	\$0.00	\$0.00	\$0.00	\$0.00

This is a correct copy of Council action.



Sara R. Tenenbaum  
Clerk of the Council