

Resolution No.: 18-1020  
Introduced: October 31, 2017  
Adopted: February 6, 2018

**COUNTY COUNCIL  
FOR MONTGOMERY COUNTY, MARYLAND**

Lead Sponsor: Councilmember Floreen  
Co-Sponsors: Councilmembers Katz, Rice and Berliner

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

**Background**

1. Under County Code §52-49(a), 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(a), 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 December 5, 2017.
4. This amendment is necessary to update the impact tax rates necessary for transportation and public school improvements.

**Action**

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

1. The development impact tax rates for transportation, effective July 1, 2017 are:

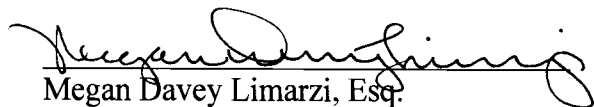
Land Use	Red Policy Areas (Metro Stations)	Orange Policy Areas	Yellow Policy Areas	Green Policy Areas
<b>Residential Uses (per unit)</b>				
Single-family detached	\$7,072	\$17,677	\$22,097	\$22,097
Single-family attached	\$5,786	\$14,464	\$18,080	\$18,080
Multi-family, except high-rise	\$4,499	\$11,247	\$14,059	\$14,059

Multi-family high-rise	\$3,213	\$8,034	\$10,042	\$10,042
Senior residential	\$1,285	\$3,214	\$4,017	\$4,017
<b>Commercial Uses (per sf GFA)</b>				
Office	\$6.45	\$16.45	\$20.20	\$20.20
Industrial	\$3.25	\$8.05	\$10.10	\$10.10
Bioscience facility	\$0.00	\$0.00	\$0.00	\$0.00
Retail	\$5.75	\$14.45	\$18.00	\$18.00
Place of worship	\$0.00	\$0.00	\$0.00	\$0.00
Private elementary and secondary school	\$0.50	\$1.30	\$1.65	\$1.65
Hospital	\$0.00	\$0.00	\$0.00	\$0.00
Social service agencies	\$0.00	\$0.00	\$0.00	\$0.00
Charitable, philanthropic institution	\$0.00	\$0.00	\$0.00	\$0.00
Other non-residential	\$3.25	\$8.05	\$10.10	\$10.10

2. The development impact tax rates for public school improvements, effective July 1, 2017 are:

Dwelling type	Tax per dwelling unit
Single-family detached	\$23,062
Single-family attached	\$24,227
Single-family surcharge	\$2.00 per square foot of gross floor area that exceeds 3,500 square feet, to a maximum of 8,500 square feet
Farm tenant house	\$23,062
Multi-family, except high-rise	\$19,937
Multi-family high-rise	\$6,791
Senior residential	\$0

This is a correct copy of Council action.

  
Megan Davey Limarzi, Esq.  
Clerk of the Council