

Resolution No.:	<u>20-1141</u>
Introduced:	<u>May 21, 2026</u>
Adopted:	<u>May 21, 2026</u>

**COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND**

Lead Sponsor: County Council

SUBJECT: Tax Levy Resolution - Fiscal Year 2027

Action

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

1. In accordance with Chapters 14 and 52 of the County Code and the Tax-Property Article of the Maryland Code, the Council sets the following tax rates and other charges on all assessable real and personal property for FY 2027. The rates are in dollars per \$100 of assessed value. In accordance with the Tax-Property Article, the tax rate for personal property is 2.5 times the tax rate for real property.

DISTRICT or AREA	FOR THE USE OF:	Rate in \$ per \$100	
Montgomery County		Real	Personal
	General County, Montgomery County Public Schools (MCPS), and Montgomery College	0.6706	1.6765
	MCPS Only	0.0470	0.1175
<u>Special Districts</u>			
Washington Suburban Transit	County - for mass transit facilities and services, including administrative expenses of Washington Suburban Transit Commission (WSSC)	0.0828	0.2070
Fire Tax	County	0.1196	0.2990
Recreation	County	0.0329	0.0823
Storm Drainage	County	0.0000	0.0000
Sanitary	WSSC Front Foot Benefit Charges	WSSC estimate	

Urban Districts

		Rate in \$ per \$100	
		Real	Personal
Bethesda	County	0.0120	0.0300
Silver Spring	County	0.0240	0.0600
Wheaton	County	0.0300	0.0750

Noise Abatement Districts

Bradley	County	0.0000	0.0000
Cabin John	County	0.0000	0.0000

Parking Lot Districts1. On property used for commercial or industrial purposes

Bethesda	County	0.0000	0.0000
Silver Spring	County	0.0000	0.0000
Wheaton	County	0.0000	0.0000

2. On property zoned or recommended for commercial or industrial purposes, but not so used

Bethesda	County	0.0000	0.0000
Silver Spring	County	0.0000	0.0000
Wheaton	County	0.0000	0.0000

Maryland-National Capital Park & Planning Commission in Montgomery County

				Rate in \$ per \$100	
				Real	Personal
Montgomery County	I. Advance Land Acquisition Revolving Fund			0.0010	0.0025
Metropolitan District					
	II. Park Fund	Real	Personal		
	Mandatory	0.0360	0.0900		
	Maintenance	0.0080	0.0200		
	Discretionary	0.0210	0.0525		
	Total Metropolitan District Tax Rate			0.0650	0.1625
Regional District	III. Administration Fund				
	Mandatory	0.0120	0.0300		
	Discretionary	0.0092	0.0230		
	Total Regional District Tax Rate			0.0212	0.0530

Local Special Taxing Districts

Battery Park	Citizens Association	0.0350	0.1000
Oakmont	Citizens' Committee	0.0400	0.0000
Village of Drummond	Citizens' Committee	0.0050	0.0050
Village of Friendship Heights	Village Council	0.0400	0.0400
Silver Spring Business Improvement District, Inc.	Business Improvement District	0.0000	0.0000

County Development Districts and Special Taxing Districts

District	Special tax per \$100 of assessed value	Special benefit assessment per Equivalent Dwelling Unit.
Kingsview Village Center	\$0.0000	\$0.00
West Germantown	\$0.1040	\$0.00
White Flint	\$0.1105	\$0.00

2. Section 305 of the County Charter requires 11 affirmative votes if the weighted tax rate in FY 2027 exceeds the weighted tax rate in FY 2026. The weighted tax rate in FY 2027 does not exceed the weighted rate in FY 2026; therefore, 11 affirmative votes are not required to adopt this resolution.
3. The supplemental tax for Montgomery County Public Schools (MCPS), in the amount of \$0.0470 for every \$100 of assessed value, is levied pursuant to Maryland Code Section 5-104 of the Education Article. The supplemental tax for MCPS was approved in FY 2024 and continues to be levied in FY 2027. All revenues generated from the MCPS supplement must be used solely to fund MCPS. The supplemental tax for MCPS under this resolution must not be used for FY 2027 or for subsequent years, to calculate the ad valorem weighted tax rate under Section 305 of the Charter.
4. The State of Maryland adopted the following tax rates on all assessable real property for FY 2027. The rates are expressed in dollars per \$100 of assessed value.

On the real property of public utilities	\$0.280
On all other real property	\$0.112
5. Section 310 of the Charter limits the target reserve in the General Fund planned for the end of FY 2026 to a maximum of 5 percent of the revenue in the General Fund in FY 2026. The Office of Management and Budget estimates that revenue in the General Fund in FY 2026 will be \$4,626.5 million, and 5 percent of this is \$231.3 million. The target reserve in the General Fund planned for the end of FY 2027 does not exceed the Charter limit.
6. Maryland Code Section 6-308 of the Tax-Property Article requires a local taxing authority to advertise if it plans to exceed the real property tax rate of the current taxable year's real property tax rate. This requirement applies only to the General Fund tax rate for real property. The County's current taxable year's real property tax rate is \$0.6742 per \$100 of assessed value. Notice of a public hearing was given, and public hearing was held on April 21, 2026. The Council sets the General Fund rate at \$0.6706 per \$100 of assessed value for FY 2027, excluding the supplemental tax for MCPS.

This is a correct copy of Council action.



Sara R. Tenenbaum
Clerk of the Council