

Resolution No.: 18-672
Introduced: September 27, 2016
Adopted: November 15, 2016

**COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND**

Lead Sponsor: Council President at the request of the Planning Board

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

Background

1. Under County Code [[§52-57(f)] §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 [[§52-90(e)] §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.
2. A public hearing was held on this resolution on October 18, 2016.
3. 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 for any [[application for a building permit filed]] payments made on or after [[January 1, 2017]] March 1, 2017 are:


Tax per Dwelling Unit or per Square Foot of Gross Floor Area (GFA)				
Land Use	Red Policy Areas (Metro Stations)	Orange Policy Areas	Yellow Policy Areas	Green Policy Areas
Residential Uses				
SF Detached	[[\$3,653]] <u>\$6,984</u>	[[\$10,959]] <u>\$17,458</u>	[[\$18,266]] <u>\$21,822</u>	[[\$29,225]] <u>\$21,822</u>
SF Attached	[[\$2,552]] <u>\$5,714</u>	[[\$7,656]] <u>\$14,284</u>	[[\$12,759]] <u>\$17,855</u>	[[\$20,415]] <u>\$17,855</u>
[[Garden Apartments]] <u>Multi-Family: Low-Rise</u>	[[\$2,312]] <u>\$4,443</u>	[[\$6,937]] <u>\$11,108</u>	[[\$11,562]] <u>\$13,884</u>	[[\$18,499]] <u>\$13,884</u>
<u>Multi-Family: High-Rise Apartments</u>	[[\$1,652]] <u>\$3,174</u>	[[\$4,955]] <u>\$7,934</u>	[[\$8,259]] <u>\$9,917</u>	[[\$13,214]] <u>\$9,917</u>
Multi-Family Senior	[[\$661]] <u>\$1,269</u>	[[\$1,982]] <u>\$3,174</u>	[[\$3,303]] <u>\$3,967</u>	[[\$5,286]] <u>\$3,967</u>
Commercial Uses				
Office	[[\$6.72]] <u>\$6.35</u>	[[\$13.45]] <u>\$15.95</u>	[[\$16.81]] <u>\$19.95</u>	[[\$16.81]] <u>\$19.95</u>
Industrial	[[\$3.34]] <u>\$3.20</u>	[[\$6.69]] <u>\$7.95</u>	[[\$8.36]] <u>\$9.95</u>	[[\$8.36]] <u>\$9.95</u>
Bioscience	\$0.00	\$0.00	\$0.00	\$0.00
Retail	[[\$5.98]] <u>\$5.70</u>	[[\$11.96]] <u>\$14.25</u>	[[\$14.95]] <u>\$17.80</u>	[[\$14.95]] <u>\$17.80</u>
Place of Worship	[[\$0.35]] <u>\$0.00</u>	[[\$0.70]] <u>\$0.00</u>	[[\$0.88]] <u>\$0.00</u>	[[\$0.88]] <u>\$0.00</u>
Private School	[[\$0.53]] <u>\$0.50</u>	[[\$1.06]] <u>\$1.30</u>	[[\$1.33]] <u>\$1.65</u>	[[\$1.33]] <u>\$1.65</u>
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	[[\$3.35]] <u>\$3.20</u>	[[\$6.69]] <u>\$7.95</u>	[[\$8.36]] <u>\$9.95</u>	[[\$8.36]] <u>\$9.95</u>

2. The development impact tax rates for public school improvements, effective for any [[application for a building permit filed]] payments made on or after [[January 1, 2017]] March 1, 2017 are:

<i>Dwelling type</i>	<i>Tax per dwelling unit</i>
Single-family detached	[[\$18,878]] <u>\$22,654</u>
Single-family attached	[[\$19,643]] <u>\$23,572</u>
[[Multifamily (except high-rise)]] <u>Multi-Family: Low-Rise</u>	[[\$15,507]] <u>\$18,608</u>
[[High-rise]] <u>Multi-Family: High-Rise</u>	[[\$5,570]] <u>\$6,684</u>
Multifamily senior	\$ 0

3. The development impact tax for public school improvements on any single-family detached or single-family attached dwelling unit must be increased by \$2 for each square foot of gross floor area that exceeds 3,500 square feet, to a maximum of 8,500 square feet.

This is a correct copy of Council action.



Linda M. Lauer, Clerk of the Council