#19 - Property Tax Rates –Requires 7 affirmative votes

Resolution No.:	16-587
Introduced:	May 22, 2008
Adopted:	May 22, 2008

COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND

By: County Council

Subject: Tax Levy Resolution - FY 2009

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 Fiscal Year 2009 (FY 2009). 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.

		Rate in $ per $100	
DISTRICT or AREA	**FOR THE USE OF:**	**Real**	**Personal**
Montgomery County	General County, MCPS, and Montgomery College	0.661	1.652
Special Districts			
Fire Tax	County	0.116	0.290
Recreation	County	0.022	0.055
Storm Drainage	County	0.003	0.007
Washington Suburban Transit	County - for mass transit facilities and services, including administrative expenses of Washington Suburban Transit Commission	0.040	0.100
Sanitary	WSSC Front Foot Benefit Charges	WSSC estimate	

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		Rate in $ per $100	
		Real	Personal
Urban Districts			
Bethesda	County	0.012	0.030
Silver Spring	County	0.024	0.060
Wheaton	County	0.030	0.075
Noise Abatement Districts			
Bradley	County	0.080	0.200
Cabin John	County	0.080	0.200
Parking Lot Districts			
1. On Property Used for Commercial or Industrial Purposes			
Bethesda	County	0.280	0.700
Montgomery Hills	County	0.240	0.600
Silver Spring	County	0.280	0.700
Wheaton	County	0.240	0.600
2. On Property Zoned or Recommended for Commercial or Industrial Purposes, but Not So Used			
Bethesda	County	0.140	0.350
Montgomery Hills	County	0.120	0.300
Silver Spring	County	0.140	0.350
Wheaton	County	0.120	0.300

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M-NCPPC

		Rate in $ per $100	
		Real	**Personal**
Montgomery County	Maryland-National Capital Park & Planning Commission Advance Land Acquisition Revolving Fund	0.001	0.003
Metropolitan District in Montgomery County	Maryland-National Capital Park & Planning Commission Park Fund		
	(1) Mandatory — Real 0.036, Personal 0.090		
	(2) Maintenance — Real 0.008, Personal 0.020		
	(3) Discretionary — Real 0.009, Personal 0.022		
	Total Metropolitan District Tax Rate	0.053	0.132
Regional District in Montgomery County	Maryland-National Capital Park & Planning Commission Administration Fund		
	(1) Mandatory — Real 0.012, Personal 0.030		
	(2) Discretionary — Real 0.007, Personal 0.017		
	Total Regional District Tax Rate	0.019	0.047

Municipalities and Special Taxing Districts

Battery Park	Citizens Association	0.050	0.125
Chevy Chase View	Council & Secretary-Treasurer	0.022	0.000
Chevy Chase Village	Board of Managers	0.103	0.660
Oakmont	Citizens' Committee	0.040	0.100
Town of Chevy Chase	Town Council	0.021	0.100
Village of Chevy Chase Section 3	Village Council	0.020	0.050
Village of Chevy Chase Section 5	Village Council	0.000	0.000
Village of Drummond	Citizens' Committee	0.048	0.120
Village of Friendship Heights	Village Council	0.040	0.040
Village of Martin's Additions	Village Council	0.008	0.500
Village of North Chevy Chase	Village Council	0.052	0.130

Special Taxing Districts – Development Districts

Kingsview Village Center Development District special tax: $0.063 per $100 of assessed value.

Kingsview Village Center Development District special benefit assessment: $144.53 per Equivalent Dwelling Unit.

West Germantown Development District special tax: $0.144 per $100 of assessed value.

West Germantown Development District special benefit assessment: $695.01 per Equivalent Dwelling Unit.

2. Section 305 of the County Charter requires 7 affirmative votes if the property tax revenue in FY 2009 from real property that existed in FY 2008 (with certain exceptions listed in Section 305) increases more than the rate of inflation. The property tax levied under this resolution will result in a revenue increase that exceeds the rate of inflation. Therefore, 7 affirmative votes are required to adopt this resolution.

3. For the State, the Council sets the following tax rates on all assessable real property in Montgomery County for FY 2009. 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

4. Section 310 of the Charter limits the target reserve in the General Fund planned for the end of FY 2009 to a maximum of 5% of the revenue in the General Fund in FY 2008. Revenue in the General Fund in FY 2008 is estimated in Schedule A-4 in the Executive's FY 2009 Recommended Budget to be $2,585.5 million, and 5% of this is $129.3 million. The target reserve in the General Fund planned for the end of FY 2009 does not exceed the Charter limit.

5. The constant yield tax rate requirement applies only to the General Fund tax rate for real property. The State calculated this rate to be $0.570 for FY 2009. The Council sets the General Fund rate at $0.661 for FY 2009. Since the rate the Council sets for the General Fund exceeds the constant yield tax rate, the Council was required to have previously informed the public and to have held a public hearing to give the public a chance to comment. On April 1, 2008, in Resolution 16-491, the Council stated its intent to consider a General Fund rate of $0.760, which exceeds the constant yield tax rate. The Council placed an advertisement of this intent in a newspaper of general circulation, and the Council held the public hearing on April 22, 2008.

This is a correct copy of Council action.

Linda M. Lauer

Linda M. Lauer, Clerk of the Council