



GREATER
ROCKVILLE
CHAMBER OF COMMERCE

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November 22, 2024

Support. Bill 22-24, Taxation

The Greater Rockville Chamber of Commerce is in support of the recently introduced Bill 22-24, Taxation, Collection of Development Impact Taxes.

This legislation will help to save developers money by not charging them impact fees up front, thus making it more affordable to build housing.

Currently, developers in Montgomery County are charged impact taxes up front when they build housing projects. These taxes must be paid within 6-12 months of receiving initial permits. When developers take out a loan to finance their projects, impact taxes are often included in the total amount of the loan, meaning they are paying interest on the loan for those impact taxes.

The simple change proposed in the legislation will lower the upfront costs. The Greater Rockville Chamber of Commerce agrees with the Office of Legislative Oversight's economic impact statement "this bill will have a positive impact on economic conditions in Montgomery County. The additional time developers would have before payments are due would likely reduce financing costs for certain development projects, which would potentially increase developers' business incomes."

This legislation will encourage the construction of more needed housing in Montgomery County.

Sincerely,

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