

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:

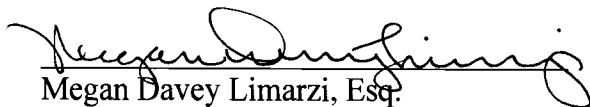
Land Use	Red Policy Areas (Metro Stations)	Orange Policy Areas	Yellow Policy Areas	Green Policy Areas
Residential Uses (per unit)				
Single-family detached	\$7,072	\$17,677	\$22,097	\$22,097
Single-family attached	\$5,786	\$14,464	\$18,080	\$18,080
Multi-family, except high-rise	\$4,499	\$11,247	\$14,059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

Multi-family high-rise	\$3,213	\$8,034	\$10,042	\$10,042
Senior residential	\$1,285	\$3,214	\$4,017	\$4,017
Commercial Uses (per sf GFA)				
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