

**ANNE ARUNDEL COUNTY
COMMERCIAL REVITALIZATION PROGRAM
PROPERTY TAX CREDIT APPLICATION**

To be completed by applicant(s)

Please type or print using ink only

IMPORTANT! This application must be filed within 120 days after the issuance of the Notice of Assessment by the State Department of Assessments and Taxation for the qualified improvements. Please read Article 4-2-306, which is the basis in determining whether the qualifications are fulfilled in order to receive the tax credit.

Date Application Filed: _____ Date of Assessment Notice: _____

Name(s) of Property Owner: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: Primary _____ Alternate _____

Email Address: _____

Property Tax Account Number: _____

Tax Map _____ Parcel (s) _____ Lot(s) _____

Property Street Address: _____

City: _____ State: _____ Zip Code: _____

Current Zoning Classification of Property: _____

Extended Eligibility: Is the property funded by at least \$10,000,000 in private funds? _____
(Please provide documentation)

Full Cash Value (prior to improvement): \$ _____

Cost of Improvements: \$ _____

Assessment Increase: \$ _____

(Attach copy of Assessment Increase Notice and any relevant building permits)

Brief Description of Improvements: _____

I DECLARE UNDER PENALTY OF PERJURY THAT ALL INFORMATION ABOVE IS TRUE AND CORRECT.

Property Owner: _____ Date: _____

Property Owner: _____ Date: _____

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Application Tracking

Date Received by Office of Finance _____
 Date sent to Planning and Zoning _____ Date Approved by Planning and Zoning _____
 Date sent to State Dept. of Assessments and Taxation _____
 Date returned to Office of Finance for Approval or Denial _____ Date Applicant Notified of Decision _____

To be completed by Office of Planning and Zoning

Improvements made to a qualified property? Yes _____ No _____
 Building Permit Completed? Yes _____ No _____
 Permit No. _____ Date Issued _____
 Commercial Revitalization District in which Property is located _____
 Departmental Official _____ Title _____ Date _____

To be completed by State Department of Assessments and Taxation

Increase in assessment resulting solely from qualified improvements: \$ _____
 Tax Year Beginning _____
 SDAT Official _____ Title _____ Date _____

To be completed by Office of Finance

Other Applicable Credits: _____

Annual Level of Property Tax Credit

Year 1 (FY ____)	\$ _____	Full Year _____	Half Year _____
Year 2 (FY ____)	\$ _____	Full Year _____	Half Year _____
Year 3 (FY ____)	\$ _____	Full Year _____	Half Year _____
Year 4 (FY ____)	\$ _____	Full Year _____	Half Year _____
Year 5 (FY ____)	\$ _____	Full Year _____	Half Year _____
Year 6 (FY ____)	\$ _____	Full Year _____	Half Year _____
*Year 7 (FY ____)	\$ _____	Full Year _____	Half Year _____
*Year 8 (FY ____)	\$ _____	Full Year _____	Half Year _____
*Year 9 (FY ____)	\$ _____	Full Year _____	Half Year _____
*Year 10 (FY ____)	\$ _____	Full Year _____	Half Year _____
*Year 11 (FY ____)	\$ _____	Full Year _____	Half Year _____

*Years 7 through 11 – For eligible properties where the project is funded by at least \$10,000,000 of private funds.

Approved _____ Denied _____
 Finance Official _____ Title _____ Date: _____

Special Notes _____

MUNIS UPDATED: _____ Tax Billing _____ Note File _____

Send completed application to: Anne Arundel County, Office of Finance, Attention: Tax Billing Manager, PO Box 427, Annapolis, MD 21404-0427.

§ 4-2-306. Commercial revitalization district program.

(a) **Definitions.** In this section, the following words have the meanings indicated:

(1) “Commercial revitalization district” means an area designated on a map adopted by ordinance of the County Council that is eligible to have qualified properties in the district receive revitalization credits.

(2) “Qualified improvements” means physical improvements that are made to a qualified property, including new construction or improvements made after demolition of pre-existing improvements; are constructed in accordance with a building permit issued by the County; and have a full cash value of at least \$100,000 in the year the improvements are substantially completed, as reflected in the records of the State Department of Assessments and Taxation.

(3) “Qualified property” means a property located totally or partially within a commercial revitalization district that is a mobile home park, a commercially or industrially zoned property used for commercial purposes or a residential development consisting of ten or more units, but the term does not include:

(i) property that is used primarily for a public utility company; or

(ii) property located in a tax increment development district other than property located in the Odenton Town Center Development District.

(4) “Revitalization credit” means the tax attributable to the incremental increase in the real property tax assessment of property that is solely the result of the completion of qualified improvements.

(b) **Eligibility.** A qualified property is eligible to receive a revitalization credit each year for a period of five years against the taxpayer’s real property tax if:

(1) the revitalization credit is not combined with other tax credits, payments in lieu of taxes, allowances, or payment alternatives that may be applicable to the qualified improvements;

(2) the value of the qualified improvements to which the revitalization credit applies does not exceed the full cash value of the improvements, as determined in the year in which they are substantially completed;

(3) the calculation of the revitalization credit does not exceed the property tax increase attributable to the increase in the assessment of the real property over the assessment before the real property is rehabilitated;

(4) the Office of Planning and Zoning certifies that the property is a qualified property and located within a commercial revitalization district; and

(5) the taxpayer applies for the credit within 120 days after the issuance of the notice of assessment by the State Department of Assessments and Taxation.

(c) **Extended eligibility.** A qualified property that meets the requirements of subsection (b) is eligible to receive a revitalization credit each year against the taxpayer’s real property tax for an additional five years if the project is funded by at least \$10,000,000 of private funds.

(d) **Effective date.** The revitalization credit shall be effective for the taxable year following the issuance of the notice of assessment by the State Department of Assessments and Taxation for the qualified improvements.

(e) **Form of application.** An application for a revitalization credit shall be made to the Controller on a form provided by the Controller; demonstrate that the qualified improvements meet the requirements of this section; and include any additional information the Controller believes to be necessary to determine if the taxpayer is eligible to receive the credit.

(f) **Grant.** The Controller shall grant the credit if the application meets the requirements of this section and the taxpayer is current on all taxes owed to the County.

(1985 Code, Art. 6, § 1-111) (Bill No. 97-01; Bill No. 23-04; Bill No. 48-10; Bill No. 46-12; Bill No. 95-12; Bill No. 75-14)

Editor’s note – The provisions of this section are in effect for 15 years from April 21, 2002 (Bill No. 4-12), after which time the section is repealed and of no further force and effect other than for application submitted prior to the date of repeal. (The effective term of this section originally was 10 years from April 21, 2002 (Bill No. 94-06), but was extended to 15 years by Bill No. 4-12.)