

ANNE ARUNDEL COUNTY, MARYLAND  
OFFICE OF THE BUDGET

BILL NUMBER: 65-22

INTRO. DATE: June 21, 2022

**FISCAL NOTE**

**BILL: AN ORDINANCE CONCERNING: PAYMENT IN LIEU OF TAXES –  
EAGLE PARK VISTA AND EAGLE PARK VILLAGE, JESSUP,  
MARYLAND**

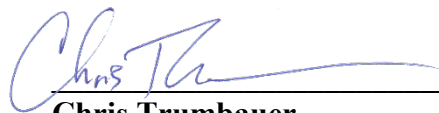
**SUMMARY OF LEGISLATION**

The purpose of this legislation is to authorize the County Executive to enter into a payment in lieu of taxes (PILOT) agreement in association with the development of intergenerational rental community consisting of a total 120 units located at the Rockenbach Road entrance to Fort Meade in Hanover. The complex will provide rental housing for persons with limited incomes.

**FISCAL IMPACT**

The proposed 40-year PILOT agreement provides for a payment that totals \$18,000 for the first year, and increases by an annual adjustment factor of 4% for each successive year. The State Assessment Office estimates the property value to be \$9,945,062, under the assumption that the property will be approved as an affordable housing complex. Absent a PILOT agreement, this property would generate approximately \$92,787 in County property tax revenue annually at the \$0.933 per \$100 assessment (current property tax rate). Under the proposed PILOT agreement, annual County revenue associated with the property is reduced by \$77,787.

In general, a PILOT agreement of this nature has no negative fiscal impact due to the County's property tax cap and the County's policy and practice of maximizing property tax revenue under the cap. The total amount of property tax collected by the County will not change, but the relative tax burden among all property tax payers will. Based on the estimated assessment and fiscal 2023 property tax rate, the relative tax burden that will be shifted under this PILOT agreement is about \$77,787 annually.

  
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**Chris Trumbauer**  
**Budget Officer**

6/17/2022  
\_\_\_\_\_  
**Date**

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cc: Karin McQuade, Controller