

**ANNE ARUNDEL COUNTY, MARYLAND
OFFICE OF THE BUDGET**

BILL NUMBER: 20-26

INTRO. DATE: March 16, 2026

FISCAL NOTE

**BILL: PAYMENT IN LIEU OF TAXES – HOMES AT SHELLY, GLEN BURNIE
MARYLAND**

SUMMARY OF LEGISLATION

This bill authorizes the County Executive to enter into a payment in lieu of taxes (PILOT) agreement in association with property in Glen Burnie owned by Homes at Shelly Limited Partnership. The owner proposes to develop 60 residential units, with 50 restricted for low- and moderate-income residents.

FISCAL IMPACT

Operating Budget – Personal Services: No effect. The Office of Finance can manage the PILOT agreement with existing staff and resources.

Operating Budget – Other Operating Costs: No effect.

Capital Budget: No effect.

Revenues: The proposed agreement provides for a PILOT for a property at 99 Shelly Road in Glen Burnie. Without the PILOT, the property would pay approximately \$44,173 per year in Anne Arundel County taxes based on an estimated property value of \$4,521,240. Arundel Community Development Services, Inc. (ACDS) is recommending a PILOT in the amount of \$184 per unit, for a total County PILOT of \$11,043 per year. The requested PILOT of \$11,043 reduces the total tax amount by approximately \$40,706 per year.

Indirect and future fiscal effects: The proposed PILOT agreement includes four percent annual increases in the amount of the PILOT. The agreement remains in effect for 40 years.

For fiscal year 2026, there are approximately 35 existing PILOT agreements encompassing 102 properties affected.



Chris Trumbauer
Budget Officer

3/10/2026

Date

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