

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

**BILL NUMBER: 21-26**

**INTRO. DATE: March 16, 2026**

**FISCAL NOTE**

**BILL: PAYMENT IN LIEU OF TAXES – ODENTON JUNCTION 4, ODENTON 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 Odenton owned by Osprey Property Company, LLC. The owner proposes to develop 72 residential units restricted for lower- 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 1457 Hale Street in Odenton. Without the PILOT, the property would pay approximately \$68,130 per year in Anne Arundel County taxes based on an estimated property value of \$6,973,380. Arundel Community Development Services, Inc. (ACDS) is recommending a PILOT in the amount of \$137 per unit, for a total County PILOT of \$9,841 per year. The requested PILOT of \$9,841 reduces the total tax amount by approximately \$58,289 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**

3/9/2026

**Date**

Prepared by: Neil Bergsman, Budget Analyst

cc: Billie Penley, Controller