



Anne Arundel County, Maryland
**Office of the
County Auditor**

To: Councilmembers, Anne Arundel County Council
From: Office of the County Auditor
Date: July 2, 2026
Subject: County Auditor's Review of Legislation for the July 6, 2026 Council Meeting

CB 51-26 Issuance, sale and delivery of Anne Arundel County, Maryland general obligation bonds and bond anticipation notes

Summary of Legislation

This bill authorizes the anticipated sale and issuance of General Obligation Bonds (GO Bonds) and Bond Anticipation Notes (BANs) consistent with the Fiscal Year 2027 (FY27) Capital Budget. The bill will allow the issuance of up to \$2.090 billion in GO Bonds and \$900 million in BANs and authorizes bond issuance through June 30, 2029. Please note that the FY27 amount is not finalized and will be amended, if necessary, to reflect the adopted FY27 Budget.

Review of Fiscal Impact

The Office of the County Auditor (OCA) agrees with the fiscal impact of this bill, as represented in the proposed FY27 Capital Budget Book. CB 51-26 authorizes the County to issue up to \$2,090,371,755 in general obligation bonds and have up to \$900,000,000 in bond anticipation notes outstanding at any one time to finance capital projects outlined in the FY27 Capital Budget.

CB 52-26 Planning and Development – Master Plan for Water Supply and Sewerage Systems

Summary of Legislation

This bill amends the 2022 Master Plan for Water Supply and Sewerage Systems (WSMP) to provide public water and sewer services to several private properties within the County. These amendments were requested by certain property owners and/or development applicants in order to connect their properties to public water and sewer services. If approved by the Council, the modified WSMP will be submitted to the Maryland Department of Environment (MDE) for final confirmation.

Review of Fiscal Impact

OCA agrees with the Fiscal Note that this bill has no direct fiscal impact. This bill amends maps and text in the 2022 Master Plan for Water Supply and Sewerage Systems and does not authorize any new appropriations or commit the County to capital projects.

CB 53-26 Subdivision and Development – General Provisions – Modifications – Nontidal Wetlands and Buffers

Summary of Legislation

This bill codifies current modification practices implemented by the Office of Planning and Zoning (OPZ) pertaining to the review of development plans in nontidal wetlands of special State concern, other nontidal wetlands, and nontidal wetland buffers. OPZ released a Green Notice in 2020 (revised in 2026) establishing Protections and Minimum Mitigation Conditions for wetland disturbance, the framework of this legislation (OPZ-20-06-REV).

Review of Fiscal Impact

OCA agrees with the Fiscal Note that this bill has no direct fiscal impact on County revenues, operating expenditures, or capital expenditures conditioned on the Administration's representation that the bill codifies existing administrative practice articulated in Green Notice OPZ-20-06-REV.

CB 55-26 Finance, Taxation, and Budget – Real Property Taxes – Land Preservation Tax Credit – Subdivision and Development – Agricultural Land and Woodland Preservation

Summary of Legislation

This legislation amends several areas of the County Code pertaining to eligibility of real property tax credits for agricultural land by extending the program to include woodland preservation easements and Rural Legacy Areas as defined by State law. Changes in the bill include but are not limited to updated terminology, modifications to the Agricultural Preservation Advisory Board; expansion of the requirements for preservation district and preservation easement eligibility, establishing corrective easement procedure, and increasing the purchase price for preservation easements.

Review of Fiscal Impact

OCA agrees with the Administration's Fiscal Note's conclusions that that the extension of the §4-2-302 property tax credit to Rural Legacy properties will reduce property tax revenue by up to \$73,612.95 for FY27. Additionally, the increased purchase price under the County Easement Program does not affect the FY27 capital budget, as pending commitments can be covered by available fund balances and future purchases.

To the extent the bill increases program participation, future capital expenditures will be governed by the budget appropriations process.

Unless otherwise noted, this analysis reflects OCA's review of the legislation as introduced and is not updated to reflect subsequent amendments.