

FINAL

AMENDED
March 20, 2017

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2017, Legislative Day No. 4

Bill No. 15-17

Introduced by Mr. Grasso

By the County Council, February 21, 2017

Introduced and first read on February 21, 2017
Public Hearing set for and held on March 20, 2017
Public Hearing on AMENDED BILL set for and held on April 3, 2017
Bill Expires May 27, 2017

By Order: JoAnne Gray, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Real Property Tax Credits and Fee Exemptions –
2 Residential Rehabilitation
3

4 FOR the purpose of amending the definition of “residential rehabilitation”; adding
5 provisions for qualifying rehabilitation; adding remediation or removal of lead paint
6 as a consideration; providing for the termination date of this Ordinance; and generally
7 relating to residential rehabilitation.
8

9 BY repealing and reenacting, with amendments: §§ 4-2-313(a), (b) and (e); and 16-1-
10 101(78) (as amended by Bill No. 66-16)
11 Anne Arundel County Code (2005, as amended)
12

13 BY renumbering § 4-2-313(c) through (f) to be § 4-2-313(d) through (g), respectively (as
14 amended by Bill No. 66-16)
15 Anne Arundel County Code (2005, as amended)
16

17 BY adding: § 4-2-313(c)
18 Anne Arundel County Code (2005, as amended)
19

20 BY repealing and reenacting, with amendments: Construction Code, Chapter 1,
21 § 108.2.1.5 (as amended by Bill No. 66-16)
22 Anne Arundel County Construction and Property Maintenance Codes Supplement,
23 October 1, 2005 (as amended)

EXPLANATION: CAPITALS indicate new matter added to existing law.
[Brackets] indicate matter stricken from existing law.
Underlining indicates amendments to resolution.
~~Strikeover~~ indicates matter stricken from resolution by amendment.

1 SECTION 1. *Be it enacted by the County Council of Anne Arundel County,*
2 *Maryland,* That § 4-2-313(c) through (f) of the Anne Arundel County Code (2005, as
3 amended) (and as amended by Bill No. 66-16) is hereby renumbered to be § 4-2-313(d)
4 through (g), respectively.

5
6 SECTION 2. *And be it further enacted,* That Section(s) of the Anne Arundel County
7 Code (2005, as amended) (and as amended by Bill No. 66-16) read as follows:
8

9 **ARTICLE 4. FINANCE, TAXATION AND BUDGET**

10
11 **TITLE 2. REAL PROPERTY TAXES**

12
13 **4-2-313. Residential Rehabilitation Tax Credit.**

14
15 (a) **Definitions.** In this section, “residential rehabilitation” means [the] demolition
16 ~~QUALIFYING UNDER SUBSECTION (C)~~ of an existing single-family detached dwelling unit
17 or units and the construction of an equal number of new single-family detached dwelling
18 units on the same lot or lots ~~QUALIFYING UNDER SUBSECTION (C)~~. “Residential
19 Rehabilitation” does not include existing single-family detached dwelling units LOCATED
20 ON A LOT with a TOTAL assessed value FOR LAND AND IMPROVEMENTS of \$350,000 or
21 more [per unit].
22

23 (b) **Creation.** There is a tax credit from County real property taxes levied on a
24 property on which a QUALIFIED residential rehabilitation project has been completed and
25 for which a certificate of occupancy has been issued.
26

27 (c) **Qualifying rehabilitation.** IN ORDER TO QUALIFY AS A RESIDENTIAL
28 REHABILITATION THE PROJECT SHALL INCLUDE ANY REMOVAL OR REMEDIATION OF
29 LEAD PAINT REQUIRED UNDER STATE LAW AND SHALL INCLUDE:
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31 (1) DEMOLITION THAT INCLUDES THE FOUNDATION; OR

32
33 (2) DEMOLITION THAT IS TO THE FOUNDATION WITH CONSTRUCTION ON THE
34 SAME FOUNDATION; OR

35
36 (3) DEMOLITION THAT IS TO THE FRAMING WITH CONSTRUCTION ON THE SAME
37 FOUNDATION, AND INCLUDES REMOVAL OF ALL ROOF SYSTEMS TO THE RAFTERS, ALL
38 SIDING AND INSULATION, ALL INTERIOR WALLS, STAIRS AND FIXTURES, ALL INTERIOR
39 AND EXTERIOR DOORS AND WINDOWS, AND ALL MECHANICAL, ELECTRIC AND
40 PLUMBING SYSTEMS.
41

42 [(e)] (F) **Form of application.** An application for the tax credit shall be submitted to
43 the Controller on a form that the Office of Finance requires; be accompanied by
44 documentary evidence of the [demolished dwelling] QUALIFIED RESIDENTIAL
45 REHABILITATION PROJECT and ANY REQUIRED LEAD PAINT REMOVAL OR REMEDIATION;
46 BE ACCOMPANIED by a copy of a certificate of occupancy for the dwelling unit(s)
47 completed; and include any additional information the Controller believes necessary to
48 determine whether the tax credit should be granted.
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50 **ARTICLE 16. FLOODPLAIN MANAGEMENT, EROSION CONTROL, AND**
51 **STORMWATER MANAGEMENT**

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TITLE 1. DEFINITIONS AND GENERAL PROVISIONS

16-1-101. Definitions.

(78) "Residential rehabilitation" means [the] demolition QUALIFYING UNDER § 4-2-313 OF THIS CODE of an existing single-family detached dwelling unit or units and the construction of an equal number of new single-family detached dwelling units on the same lot or lots QUALIFYING UNDER § 4-2-313 OF THIS CODE. "Residential rehabilitation" does not include existing single-family detached dwelling units LOCATED ON A LOT with a TOTAL assessed value FOR LAND AND IMPROVEMENTS of \$350,000 or more [per unit].

SECTION 3. *And be it further enacted*, That the Anne Arundel County Construction and Property Maintenance Codes Supplement, October 1, 2005 (as amended) (and as amended by Bill No. 66-16) read as follows:

CONSTRUCTION AND PROPERTY MAINTENANCE SUPPLEMENT

CONSTRUCTION CODE

Chapter 1

Construction Code Administrative Provisions

Section 108

Fees

108.2.1.5. Residential rehabilitation. Residential rehabilitation shall be exempt from building permit fees. "RESIDENTIAL REHABILITATION" HAS THE MEANING STATED IN ARTICLE 16 OF THE ANNE ARUNDEL COUNTY CODE (2005, AS AMENDED).

SECTION 4. *And be it further enacted*, That the provisions of this Ordinance shall remain in effect for five years from December 9, 2016, after which it shall stand repealed and be of no further force and effect, except for applications for a residential rehabilitation credit that are submitted to the Controller prior to the date this Ordinance is repealed.

SECTION 5. *And be it further enacted*, That this Ordinance shall take effect 45 days from the date it becomes law.

AMENDMENTS ADOPTED: March 20, 2017

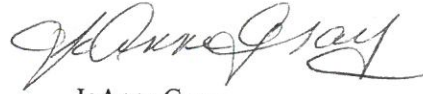
READ AND PASSED this 3rd day of April, 2017

By Order:



JoAnne Gray
Administrative Officer

PRESENTED to the County Executive for his approval this 4th day of April, 2017



JoAnne Gray
Administrative Officer

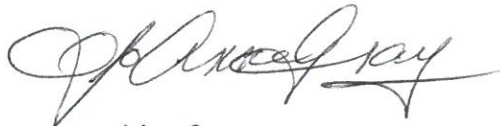
APPROVED AND ENACTED this 10th day of April, 2017



Steven R. Schuh
County Executive

EFFECTIVE DATE: May 25, 2017

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF BILL NO.
15-17. THE ORIGINAL OF WHICH IS RETAINED IN THE FILES
OF THE COUNTY COUNCIL.



JoAnne Gray
Administrative Officer