

ANNE ARUNDEL COUNTY, MARYLAND
OFFICE OF THE BUDGET

BILL NUMBER: 67-22

INTRO. DATE: June 21, 2022

FISCAL NOTE

BILL: AN ORDINANCE CONCERNING: PAYMENT IN LIEU OF TAXES – THE VILLAGES AT MARLEY STATION, GLEN BURNIE, 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 Villages at Marley Station, which is the largest affordable housing community in Anne Arundel County, consisting of 757 units located at 7805 Bruton Drive, Glen Burnie. The property had a previous PILOT which was terminated upon the purchase of the property by the current owner in 2021. At the time of expiration, the FY2022 PILOT amount was \$209,731.

FISCAL IMPACT

The proposed 40-year PILOT agreement provides for a payment that totals \$218,120 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 \$63,678,642, under the assumption that the property will be approved as an affordable housing complex. Absent a PILOT agreement, this property would generate approximately \$594,122 in County property tax revenue annually at the \$0.933 per \$100 assessment (current property tax rate). Under the proposed PILOT agreement, the annual County revenue associated with the property is reduced by \$376,022.

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 \$376,022 annually.


Chris Trumbauer
Budget Officer

6/17/2022
Date

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cc: Karin McQuade, Controller