

# HOUSE BILL 335

L5

7lr0808

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By: **Montgomery County Delegation and Prince George's County Delegation**

Introduced and read first time: January 25, 2017

Assigned to: Environment and Transportation

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Committee Report: Favorable with amendments

House action: Adopted

Read second time: March 15, 2017

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## CHAPTER \_\_\_\_\_

1 AN ACT concerning

2 **Washington Suburban Sanitary Commission – System Development Charge –**  
3 **Exemptions**

4 **MC/PG 104–17**

5 FOR the purpose of authorizing the Montgomery County Council and the Prince George's  
6 County Council to grant an exemption from a system development charge imposed  
7 by the Washington Suburban Sanitary Commission under certain circumstances for  
8 certain properties that are exempt from federal taxation and the primary mission  
9 and purpose of which are to provide programs and services to youth, for properties  
10 that are primarily used for child care or after-school care, or for ~~distilleries,~~  
11 ~~breweries, and wineries~~ properties that are primarily used for programs and services  
12 for developmentally disabled individuals; and generally relating to the Washington  
13 Suburban Sanitary District and the system development charge.

14 BY repealing and reenacting, with amendments,  
15 Article – Public Utilities  
16 Section 25–403  
17 Annotated Code of Maryland  
18 (2010 Replacement Volume and 2016 Supplement)

19 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,  
20 That the Laws of Maryland read as follows:

21 **Article – Public Utilities**

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



1 25-403.

2 (a) (1) Each year the Montgomery County Council and the Prince George's  
3 County Council shall meet to determine the amount of the system development charge.

4 (2) The amount of the system development charge for a particular property:

5 (i) shall be based on the number of plumbing fixtures and the  
6 assigned values for those fixtures as set forth in the Commission's plumbing and gas fitting  
7 regulations;

8 (ii) except as provided in item (iii) of this paragraph and subsection  
9 (c) of this section, may not exceed \$200 per fixture unit; and

10 (iii) for residential properties with five or fewer toilets, shall be based  
11 on the number of toilets per dwelling unit and:

12 1. for each apartment unit, may not exceed \$2,000;

13 2. for dwellings with one or two toilets, may not exceed  
14 \$3,000;

15 3. for dwellings with three or four toilets, may not exceed  
16 \$5,000;

17 4. for dwellings with five toilets, may not exceed \$7,000; and

18 5. for dwellings with more than five toilets, shall be  
19 calculated on a fixture unit basis.

20 (3) When determining the system development charge, the county councils  
21 shall consider the actual cost of construction of Commission facilities.

22 (b) When determining the system development charge, under criteria established  
23 jointly and agreed on by the county councils, the county councils:

24 (1) shall grant a full or partial exemption from the charge for public  
25 sponsored or affordable housing as jointly defined and agreed on by the county councils;

26 (2) may grant a full or partial exemption from the charge for:

27 (I) revitalization projects;

28 (II) PROPERTY OWNED BY A COMMUNITY-BASED  
29 ORGANIZATION THAT IS EXEMPT FROM TAXATION UNDER § 501(C)(3) OF THE  
30 INTERNAL REVENUE CODE AND HAS THE PRIMARY MISSION AND PURPOSE OF

1 PROVIDING RECREATIONAL AND EDUCATIONAL PROGRAMS AND SERVICES TO  
2 YOUTH, IF:

3 1. THE PROPERTY IS USED PRIMARILY FOR  
4 RECREATIONAL AND EDUCATIONAL PROGRAMS AND SERVICES TO YOUTH; AND

5 2. THE EXEMPTION AMOUNT IS LIMITED TO \$80,000;

6 (III) PROPERTY USED PRIMARILY FOR CHILD CARE OR  
7 AFTER-SCHOOL CARE; OR

8 ~~(IV) PROPERTY USED FOR A DISTILLERY, BREWERY, OR WINERY;~~

9 (IV) PROPERTY USED PRIMARILY FOR PROGRAMS AND SERVICES  
10 FOR DEVELOPMENTALLY DISABLED INDIVIDUALS; and

11 (3) may grant a full or partial exemption from the system development  
12 charge, under conditions set forth by the county councils, for:

13 (i) residential property located in a mixed retirement development  
14 as defined in the zoning ordinance of Prince George's County;

15 (ii) residential property located in a planned retirement community  
16 as defined in the zoning ordinance of Montgomery County;

17 (iii) elderly housing other than that included in item (i) or (ii) of this  
18 item; or

19 (iv) properties used for manufacturing or biotechnology research and  
20 development.

21 (c) On July 1, 1999, and July 1 of each succeeding year, the maximum charge, as  
22 established in subsection (a)(2) of this section, may be changed by an amount equal to the  
23 prior calendar year's change in the Consumer Price Index published by the Bureau of Labor  
24 Statistics of the United States Department of Labor for urban wage earners and clerical  
25 workers for all items for the Washington, D.C. metropolitan area, or the successor index.

26 (d) If the county councils do not agree on the amount of the system development  
27 charge, the system development charge imposed during the previous year shall continue in  
28 effect for the following fiscal year.

29 (e) If the system development charge established by the county councils is less  
30 than the amount necessary to recover the full cost of constructing growth related facilities,  
31 the Commission shall identify the part of the cost of that growth that will be paid by current  
32 ratepayers as:

1                   (1)     a percentage of any rate increase; and

2                   (2)     the annual monetary amount on a typical residential customer's annual  
3 water and sewer bill.

4           SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July  
5 1, 2017.

Approved:

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Governor.

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Speaker of the House of Delegates.

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President of the Senate.