

TOWN OF COTTAGE CITY  
RESOLUTION 2026-15

**APPROVAL OF THE TOWN TAX RATES AS PART OF THE FY 2027 BUDGET**

Introduced By: Town of Cottage City Commission

WHEREAS, SDAT previously published the Town’s tax rates for FY ’26 as follows:

**2025-2026 TAX RATES & HOMESTEAD CREDIT CAPS**

Jurisdiction	Home- stead  Credit Cap %	Real Property Tax			Personal Property Tax			Utility Tax		
		Mun .	Co.	Md.	Mun.	Co.	Md.	Mun.	Co.	Md.
Cottage City - Non Commercial	10%	.4538	.9270	.1120	1.35	2.3170	0.00	0	0	.28
Cottage City - Commercial	N/A	.7200	.9270	.1120	1.35	2.1370	0.00	0	0	.28

WHEREAS, the Cottage City Commission have reviewed the proposed property tax rates for Fiscal Year 2027; and

WHEREAS, the Maryland State Department of Assessments and Taxation (SDAT) has certified the Town’s net assessable bases and constant yield tax rates for FY 2027; and

WHEREAS, the *Constant Yield Tax Rate* is a property tax rate calculated by the Maryland Department of Assessments and Taxation that would produce the exact same amount of property tax revenue for a local government in the upcoming fiscal year as it received in the previous year, and the *Maryland Homestead Tax Credit* caps taxable assessment increases on owner-occupied homes, protecting residents from major tax spikes, while the state caps its portion at 10%, local jurisdictions (counties/municipalities) set their own caps; and

WHEREAS, the Cottage City Certified Constant Yield Tax Rates (CYTR) for FY 2027 are:

- Noncommercial Residential Real Property: \$0.4200
- Commercial Real Property: \$0.6551

WHEREAS, the Town’s real property net assessable base for FY 2027 is certified as follows:

- Noncommercial Residential Real Property: \$111,145,515
- Commercial Real Property: \$61,594,900

NOW, THEREFORE, BE IT RESOLVED, that the following tax rates are hereby adopted as part of the Town’s FY 2027 Budget:

Town Property Tax Rates:

- Residential (Non Commercial) Real Property Tax Rate: \$0.4538 per \$100 of assessed valuation,
- Commercial Real Property Tax Rate: \$0.7200 per \$100 of assessed valuation,
- Public Utility Tax Rate: \$0.0000 of assessed valuation, and
- (Business) Personal Property Tax Rate: \$1.35 per \$100 of assessed valuation.

**BE IT FURTHER RESOLVED** that these tax rates shall take effect for Fiscal Year 2027 in accordance with applicable State and local laws and the Homestead Tax Credit Cap shall remain as is (status quo).

**AND BE IT FURTHER RESOLVED** that this Resolution shall become effective immediately and may be signed by the Cottage City Commission.

**ATTEST:**

**TOWN OF COTTAGE CITY, MARYLAND**

\_\_\_\_\_  
John Hoatson, Town Manager

By: \_\_\_\_\_  
Wanda Wheatley, Ward 3, Commissioner

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Julia Salsich, Ward 1, Commissioner

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Joshua Durant, Ward 2, Commissioner

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Tom Campos, Ward 4, Commissioner

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John Brooks, At-Large, Commissioner Vice Chair

**CERTIFICATION**

**I, HERBY CERTIFY**, as the duly Town Manager of the Town of Cottage City, Maryland, that on the 13th day of May, 2026, with Aye votes Nay votes, Absent, the aforesaid Resolution 2026-14 (Town Tax Rates) Passed.

By: \_\_\_\_\_  
John Hoatson, Town Manager