

Sec. 7-4. - Tax credit—Rehabilitation of commercial structures.

(a) Pursuant to the authority contained in Md. Tax-Prop. Code Ann. § 9-256, there shall be credit against the property tax imposed on an existing commercial structure in which a qualifying investment is made for the purpose of allowing for adaptive reuse of the structure.

(b) In this section, "qualifying investment" means the cost of installation or rehabilitation of building features for the purpose of bringing an existing commercial structure into compliance with current building codes relating to safety or accessibility. "Qualifying investment" includes costs incurred for:

- (1) Elevators;
- (2) Fire suppression systems;
- (3) Means of ingress or egress; or
- (4) Architectural or engineering services related to installation or rehabilitation of these or similar building features.

(c) The tax credit under this section may:

- (1) Not exceed fifty percent (50%) of the amount of qualifying investment in a structure;
- (2) Not exceed the assessed value of the structure; and
- (3) Be granted for up to a ten-year period in an equal amount each year.

(d) The tax credit under this section shall not be available for commercial structures or parts thereof which do not comply with current building code standards if they were constructed or improved when those standards were in place. Nevertheless, it shall be available as to those portions of a commercial structure that were built before such standards became effective.

(e) A qualifying investment of no less than twenty-five thousand dollars (\$25,000.00) is required in order to be eligible for the tax credit provided for herein.

(f) The applicant must provide a detailed adaptive reuse plan to the Director of Community Development. The plan shall include the estimated total investment that will be made to the building, the estimated assessed value of the building at the completion of the project, the timeline for construction, the intended use(s) of the building, potential tenant(s) of the building, the area of building space that will be improved for occupancy, and the number of temporary and permanent jobs that will be created as a result of the project. The plan shall be approved by the Director of Community Development and the Director of Finance prior to the authorization of the tax credit. The Mayor and Council shall review the plan and make a determination as to whether the tax credit should be granted or denied.

(g) Eligibility for real property tax credit—Condition. In order to be otherwise eligible for a real property tax credit, a property owner must remain current in any taxes assessed against the property for which the tax credit is sought.