

SCHOOL CONSTRUCTION EXCISE TAX

	FY23	FY24	% Chg.
Single Family Detached	\$19,434	\$20,330	4.61%
Townhouses	\$19,608	\$20,375	3.91%
Multi-Family	\$16,512	\$17,966	8.81%

Article 20, Section 804 of the Maryland Annotated Code authorizes the County Commissioners of Charles County to levy and collect a fair share school construction excise tax against the owner of real property that is improved by new residential development. The county commissioners may alter the base tax rates for each dwelling type for fiscal year 2016 and for every fourth fiscal year thereafter to reflect the number of students generated by each dwelling type and the cost of school construction in the county.

For each fiscal year after fiscal year 2016 in which the base tax rates are not adjusted under this Code, the tax rates may not exceed the rates imposed in the preceding fiscal year altered by the same percentage as the change in the average statewide per-square-foot school building cost as calculated by the Interagency Committee on School Construction in the calendar year preceding the year for which the amount is being calculated. Before setting the rate of the tax for each fiscal year, the County Commissioners of Charles County shall conduct a study.

- For the FY2024 fee calculation, the tax rates for each dwelling type was adjusted to reflect the number of students generated by each dwelling type and the cost of school construction in the county as provided by the Board of Education.