

# CHARLES COUNTY

## NOTICE OF A PROPOSED REAL PROPERTY TAX INCREASE

The County Commissioners of Charles County proposes to increase real property taxes.

1. For the tax year beginning July 1, 2020, the estimated real property assessable base will increase by 2.2% (fig. 1) from \$16,620,220,039 (fig. 2) to \$16,994,303,508 (fig. 3). The same information for municipalities is shown on the attached chart.
2. If Charles County maintains the current tax rate of \$1.141 (fig. 4) per \$100 of assessment, real property tax revenues will increase by 2.2% (fig. 5) resulting in \$4,268,292 (fig. 6) of new property tax revenues. The same information for municipalities is shown on the attached chart.
3. In order to fully offset the effect of increasing assessments, the real property tax rate should be reduced to \$1.1159 (fig. 7), the constant yield tax rate. The same information for municipalities is shown on the attached chart.
4. The County is considering not reducing its real property tax rate enough to fully offset increasing assessments. The County proposes to adopt a real property tax rate of \$1.141 (fig. 8) per \$100 of assessment. This tax rate is 2.2% (fig. 9) higher than the constant yield tax rate and will generate \$4,268,292 (fig. 10) in additional property tax revenues. The same information for municipalities is shown on the attached chart.

A public hearing on the proposed real property tax increase will be held at 6:00 p.m. on Wednesday, April 29, 2020. The meeting will be held remotely via video teleconference.

Persons with questions or wanting more information regarding this hearing may call (301) 645-0570 for further information.

The hearing is open to the public, and public testimony is encouraged.

Due to COVID19, and in lieu of public appearance: Citizens can watch via CCGTV on cable access channels, Comcast: 95 and Verizon FIOS: 10, view on line at [www.CharlesCountyMD.gov/our-county/ccgtv-live-stream](http://www.CharlesCountyMD.gov/our-county/ccgtv-live-stream), or use a call-in number to listen to the Public Hearing at 301-645-0500.

Comments will be accepted **April 29, 2020 starting at 8:00 a.m. through May 1, 2020, 5:00 p.m.** by using the e-comment feature at [www.CharlesCountyMD.gov/ConstantYield](http://www.CharlesCountyMD.gov/ConstantYield) or calling (301) 645-0652 to leave a message. Written comments may also be mailed to: Commissioners of Charles County, 200 Baltimore Street, La Plata, Maryland 20646. Written comments must be received no later than May 5, 2020.

The assessments, revenues, and tax rates above are for Charles County outside the municipalities of La Plata, Indian Head and Port Tobacco.

The following chart provides the estimated assessable base and tax rates for these municipalities.

	Figure 1, Percentage Increase in Base	Figure 2, Previous Assessable Base	Figure 3, New Assessable Base	Figure 4, Current Tax Rate	Figure 5, Percent Increase in Revenue
Unincorporated Area	2.2%	16,620,220,039	16,994,303,508	1.141	2.2%
Municipalities:					
La Plata	1.5%	1,271,772,189	1,290,421,295	1.006	1.4%
Indian Head	2.7%	256,676,831	263,595,744	1.103	2.7%
Port Tobacco	-0.5%	2,420,534	2,408,434	1.141	-0.5%
	Figure 6, Additional Revenue Current Rate	Figure 7, Constant Yield Tax Rate (1)	Figure 8, Proposed County Tax Rate	Figure 9, Percentage Higher Than Constant Yield Rate	Figure 10, Additional Revenue Proposed Rate
Unincorporated Area	4,268,292	1.1159	1.1410	2.2%	4,268,292
Municipalities:					
La Plata	187,610	0.9915	1.006	1.4%	187,610
Indian Head	76,316	1.0740	1.103	2.7%	76,316
Port Tobacco	-138	1.1467	1.141	-0.5%	-138

(Figure 4 and Figure 8) Does not include a County wide Fire and Rescue Tax of \$.064 per \$100 of assessed value.

(Figure 4) Net of current tax rate differential of \$.135 in the town of La Plata and \$.038 in the town of Indian Head per \$100 of assessed value.

(Figure 8) Net of proposed tax rate differential of \$.135 in the town of La Plata and \$.038 in the town of Indian Head per \$100 of assessed value.