

**CITY OF BALTIMORE  
COUNCIL BILL 25-0036  
(First Reader)**

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Introduced by: Councilmember Porter

Cosponsored by: Councilmembers Conway, Middleton, Torrence, Gray, Blanchard, Jones, Ramos, Dorsey, Bullock and President Cohen

Introduced and read first time: March 10, 2025

Assigned to: Budget and Appropriations Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Finance, Office of the Comptroller

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**A BILL ENTITLED**

1      **AN ORDINANCE** concerning

**Property Taxes – Baltimore City Payment in Lieu of Taxes Task Force**

3      FOR the purpose of establishing the Baltimore City Payment in Lieu of Taxes Task Force;  
4      providing for the membership, staffing, compensation, and procedures of the Task Force;  
5      establishing the duties of the Task Force; requiring a certain annual report; defining certain  
6      terms; and generally relating to the Baltimore City Payment in Lieu of Taxes Task Force.

7      BY adding

8      Article 28 - Taxes  
9      Sections 13-1 through 13-7, to be under the new subtitle designation,  
10     “Subtitle 13. Payment in Lieu of Taxes Task Force”  
11     Baltimore City Code  
12     (Edition 2000)

13     **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That the  
14     Laws of Baltimore City read as follows:

**Baltimore City Code**

**Article 28. Taxes**

***Division II: Property Tax***

**SUBTITLE 13. PAYMENT IN LIEU OF TAXES TASK FORCE**

19     **§ 13-1. DEFINITIONS.**

20     (A) *IN GENERAL.*

21     IN THIS SUBTITLE, THE FOLLOWING TERMS HAVE THE MEANINGS INDICATED.

**EXPLANATION:** CAPITALS indicate matter added to existing law.  
[Brackets] indicate matter deleted from existing law.

1 (B) *AMI*.

2 “AMI” MEANS THE AREA MEDIAN INCOME FOR THE METROPOLITAN REGION THAT  
3 ENCOMPASSES BALTIMORE CITY, AS PUBLISHED AND ANNUALLY UPDATED BY THE UNITED  
4 STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

5 (C) *ENABLING LAW*.

6 “ENABLING LAW” MEANS § 7-501 OF THE STATE TAX – PROPERTY ARTICLE.

7 (D) *PARTICIPATING INSTITUTION*.

8 “PARTICIPATING INSTITUTION” MEANS A CORPORATE ENTITY THAT IS NEGOTIATING OR  
9 HAS AGREED TO A PILOT AGREEMENT WITH THE CITY.

10 (E) *PILOT*.

11 “PILOT” MEANS NEGOTIATED PAYMENTS IN LIEU OF PROPERTY TAXES, AS AUTHORIZED  
12 BY THE ENABLING LAW.

13 (F) *PILOT AGREEMENT*.

14 “PILOT AGREEMENT” MEANS AN AGREEMENT BETWEEN A PARTICIPATING INSTITUTION  
15 AND THE CITY PROVIDING FOR NEGOTIATED PAYMENTS IN LIEU OF PROPERTY TAXES.

16 (G) *TASK FORCE*.

17 “TASK FORCE” MEANS THE PAYMENT IN LIEU OF TAXES TASK FORCE.

18 **§ 13-2. ESTABLISHMENT.**

19 THERE IS A PAYMENT IN LIEU OF TAXES TASK FORCE IN THE OFFICE OF THE CITY  
20 COMPTROLLER.

21 **§ 13-3. COMPOSITION.**

22 (A) *IN GENERAL*.

23 THE TASK FORCE COMPRISES 17 MEMBERS.

24 (B) *VOTING MEMBERS*.

25 (1) 10 MEMBERS APPOINTED BY THE MAYOR IN ACCORDANCE WITH CITY CHARTER  
26 ARTICLE IV, § 6, INCLUDING:

27 (I) 5 UNION REPRESENTATIVES NOMINATED BY THE METRO BALTIMORE AFL-CIO  
28 COUNCIL THAT REPRESENT BALTIMORE CITY HOSPITAL, PRIVATE UNIVERSITY,  
29 OR PUBLIC SECTOR WORKERS;

30 (II) 2 REPRESENTATIVES FROM A HOSPITAL WITH MORE THAN 500 BEDS;

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1 (III) 1 REPRESENTATIVE FROM A HOSPITAL WITH FEWER THAN 500 BEDS; AND

2 (IV) 2 REPRESENTATIVES OF THE MARYLAND INDEPENDENT COLLEGE AND  
3 UNIVERSITY ASSOCIATION;

4 (2) 3 MEMBERS NOMINATED BY THE CITY COUNCIL PRESIDENT AND APPOINTED BY THE  
5 MAYOR IN ACCORDANCE WITH CITY CHARTER ARTICLE IV, § 6, WHO SHALL:

6 (I) BE BALTIMORE CITY RESIDENTS;

7 (II) HAVE AN ANNUAL INCOME AT OR BELOW 100% AMI; AND

8 (III) RESIDE IN DIFFERENT DISTRICTS OF THE CITY COUNCIL;

9 (3) THE CITY COUNCIL PRESIDENT OR THE CITY COUNCIL PRESIDENT'S  
10 DESIGNEE;

11 (4) THE CITY COMPTROLLER OR THE CITY COMPTROLLER'S DESIGNEE;

12 (5) THE MAYOR OR THE MAYOR'S DESIGNEE; AND

13 (6) A MEMBER OF THE BALTIMORE CITY COUNCIL.

14 (C) *EX-OFFICIO MEMBERS.*

15 THE EX-OFFICIO MEMBERS OF THE TASK FORCE ARE COMPRISED OF THE FOLLOWING  
16 INDIVIDUALS:

17 (1) THE DIRECTOR OF THE DEPARTMENT OF FINANCE OR THE DIRECTOR'S DESIGNEE;

18 (2) THE COMMISSIONER OF THE BALTIMORE CITY HEALTH DEPARTMENT OR THE  
19 COMMISSIONER'S DESIGNEE;

20 (3) THE CITY SOLICITOR OR THE CITY SOLICITOR'S DESIGNEE; AND

21 (4) THE COMMISSIONER OF THE DEPARTMENT OF HOUSING AND COMMUNITY  
22 DEVELOPMENT OR THE COMMISSIONER'S DESIGNEE.

### 23 § 13-4. TERMS; ORGANIZATION.

24 (A) *TERMS.*

25 MEMBERS SERVE FOR A TERM OF 4 YEARS, CONCURRENT WITH THE MAYOR'S TERM OF  
26 OFFICE.

27 (B) *VACANCIES.*

28 (1) AT THE END OF A TERM, A MEMBER SERVES UNTIL A SUCCESSOR IS SELECTED AND  
29 QUALIFIES.

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- (2) A MEMBER WHO IS SELECTED AFTER A TERM HAS BEGUN SERVES FOR THE REST OF THE TERM AND UNTIL A SUCCESSOR IS SELECTED AND QUALIFIES.

(C) *COMPENSATION.*

## A MEMBER OF THE TASK FORCE:

- (1) SERVES WITHOUT COMPENSATION; BUT
  - (2) IS ENTITLED TO REIMBURSEMENT FOR REASONABLE EXPENSES INCURRED IN THE PERFORMANCE OF THE MEMBER'S DUTIES, AS PROVIDED IN THE ORDINANCE OF ESTIMATES.

(D) *OFFICERS.*

- (1) BY MAJORITY VOTE OF THE VOTING MEMBERS OF THE TASK FORCE, THE TASK FORCE SHALL ELECT A CHAIR FROM AMONG ITS MEMBERS.
  - (2) THE CHAIR MAY SELECT OTHER OFFICERS.

(E) *QUORUM.*

A MAJORITY OF THE MEMBERS OF THE TASK FORCE QUALIFIES AS A QUORUM FOR TRANSACTION OF BUSINESS.

## (F) VOTING.

AN AFFIRMATIVE VOTE FROM AT LEAST A MAJORITY OF MEMBERS IS NEEDED TO APPROVE ANY OFFICIAL ACTION.

(G) *MEETINGS.*

## THE TASK FORCE:

- (1) SHALL MEET AT THE CALL OF THE CHAIR; BUT
  - (2) SHALL MEET AT LEAST ONCE A MONTH.

## § 13-5. STAFF.

THE COMPTROLLER SHALL ASSIGN STAFF FROM THE OFFICE OF THE COMPTROLLER TO SERVE AS STAFF TO THE TASK FORCE TO PROVIDE ADMINISTRATIVE AND TECHNICAL SUPPORT.

1      **§ 13-6. DUTIES.**

2      THE TASK FORCE SHALL:

- 3      (1) RECOMMEND A STANDARD FORMULA BY WHICH PAYMENTS IN LIEU OF TAXES SHALL BE  
4      DETERMINED FOR EACH TAX-EXEMPT HOSPITAL AND UNIVERSITY IN THE CITY THAT  
5      TAKES INTO CONSIDERATION AN INSTITUTION'S TOTAL PROPERTY TAX EXEMPTION  
6      AND USE OF CITY SERVICES;
- 7      (2) PROVIDE RECOMMENDATIONS ON LEGISLATIVE CHANGES NEEDED AT THE CITY OR  
8      STATE LEVEL RELATED TO PILOT;
- 9      (3) PUBLISH PUBLIC REPORTS ON THE STATUS OF ANNUAL PAYMENTS IN LIEU OF TAXES OF  
10     EACH PARTICIPATING INSTITUTION IN COLLABORATION WITH THE DEPARTMENT OF  
11     FINANCE;
- 12     (4) EDUCATE BALTIMORE CITY RESIDENTS ABOUT PILOT AGREEMENTS, THE TASK  
13     FORCE, AND THE IMPACT THAT PROPERTY TAXES HAVE ON THE CITY BUDGET; AND
- 14     (5) EDUCATE BALTIMORE CITY RESIDENTS ABOUT ANY EXISTING PILOT AGREEMENTS  
15     BETWEEN THE CITY AND PARTICIPATING INSTITUTIONS.

16     **§ 13-7. ANNUAL REPORT.**

17     ON BEFORE DECEMBER 31 OF EACH YEAR, THE DEPARTMENT OF FINANCE, WITH THE  
18     ASSISTANCE OF THE TASK FORCE, SHALL SUBMIT A REPORT TO THE MAYOR AND CITY  
19     COUNCIL DETAILING:

- 20     (1) THE RECOMMENDED STANDARD FORMULA FOR PILOT AGREEMENTS AS REQUIRED BY  
21     §13-6(1) OF THIS SUBTITLE;
- 22     (2) THE ANNUAL PAYMENTS MADE BY EACH PARTICIPATING INSTITUTION UNDER THE  
23     TERMS OF A PILOT AGREEMENT;
- 24     (3) THE STATUS OF FULFILLMENT OF EACH PARTICIPATING INSTITUTION'S OBLIGATIONS  
25     UNDER A PILOT AGREEMENT; AND
- 26     (4) ANY OTHER INFORMATION REQUESTED BY THE MAYOR AND CITY COUNCIL.

27     **SECTION 2. AND BE IT FURTHER ORDAINED**, That Councilmember Phylicia Porter shall  
28     serve as the member of the City Council on the Task Force under § 13-3(b)(6) of this Ordinance  
29     for the initial term of the Task Force.

30     **SECTION 3. AND BE IT FURTHER ORDAINED**, That the Baltimore City PILOT Task Force  
31     shall convene its first meeting no later than July 31, 2025.

32     **SECTION 4. AND BE IT FURTHER ORDAINED**, That this Ordinance takes effect on  
33     June 1, 2025.