

## Impact Tax Rates Approved by the Montgomery County Council

Date of Action: October 28, 2003

Land Use	Transportation Impact Tax Rates			School Impact Tax Rates
	Clarksburg	Metro Station Areas	General (rest of County)	Base Rate Per Unit (see note 2)
Single-family detached	\$8,250	\$2,750	\$5,500	\$8,000
Single-family attached	\$6,750	\$2,250	\$4,500	\$6,000
Multi-family garden	\$5,250	\$1,750	\$3,500	\$4,000
Multi-family high-rise (see note 1)	\$3,750	\$1,250	\$2,500	\$1,600
Multi-family senior	\$1,500	\$500	\$1,000	\$0
Office	\$6.00	\$2.50	\$5.00	
Retail	\$5.40	\$2.25	\$4.50	
Industrial	\$3.00	\$1.25	\$2.50	
Bioscience	\$0.00	\$0.00	\$0.00	
Hospital	\$0.00	\$0.00	\$0.00	
Private school	\$0.50	\$0.20	\$0.40	
Place of worship	\$0.35	\$0.15	\$0.30	
Other non-residential	\$3.00	\$1.25	\$2.50	

*Note 1: Includes units in buildings taller than 4 stories and any 1-bedroom garden apartment*

*Note 2: The school impact tax on single family units is increased by \$1 for each square foot of gross floor area that exceeds 4500 square feet up to 8500 square feet.*

*Note 3: Moderately-priced dwelling units are exempt from impact taxes.*

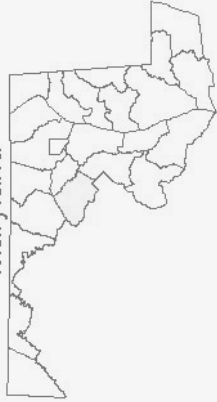
*Note 4: Productivity housing units pay the tax at 50% of the applicable rate.*

*Note 5: Impact taxes are not paid by development in enterprise zones (Silver Spring and Wheaton CBD policy areas)*

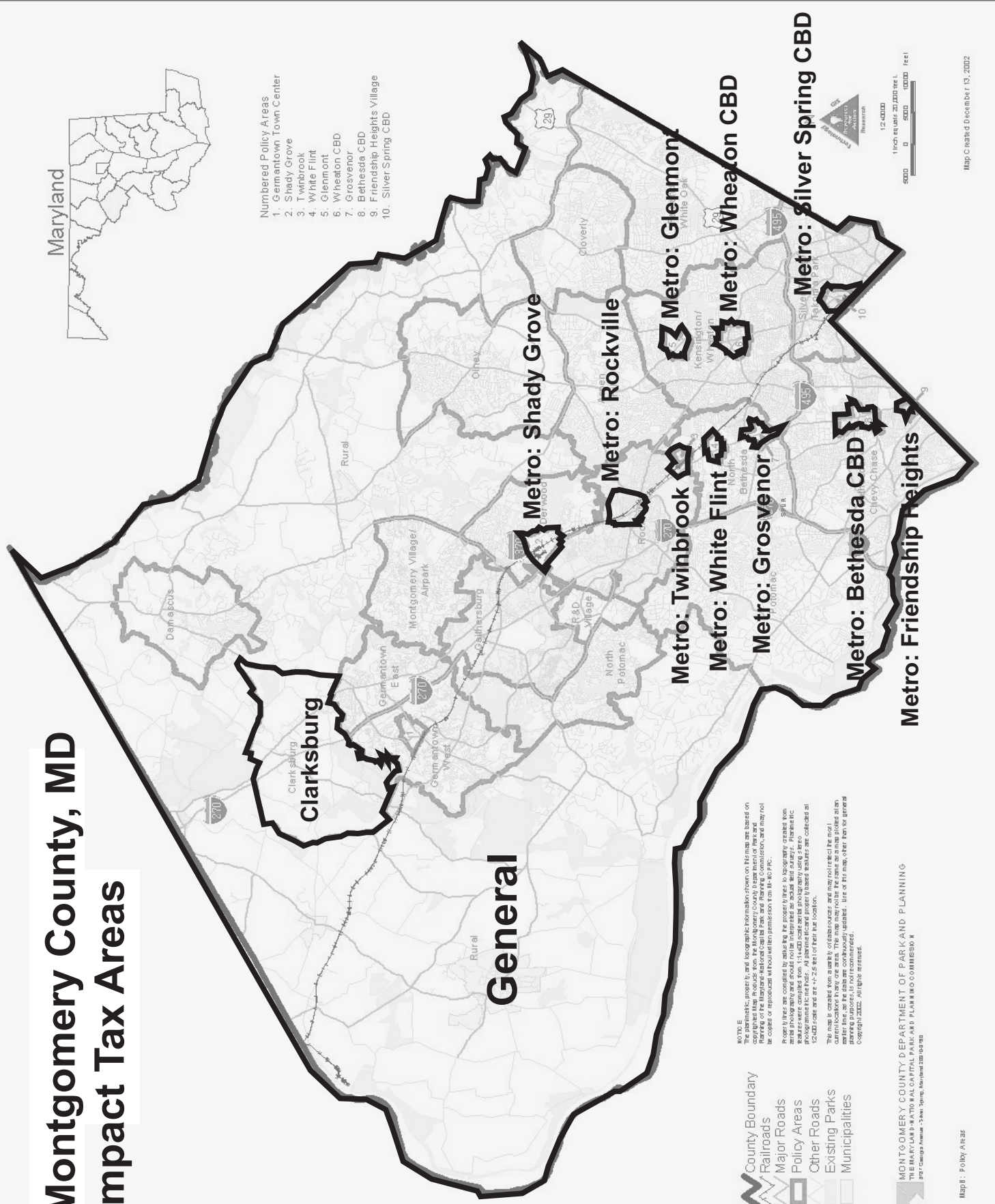
*Note 6: These impact tax rates go into effect March 1, 2004.*

# Montgomery County, MD Impact Tax Areas

Maryland



- Numbered Policy Areas**
1. Germantown Town Center
  2. Shady Grove
  3. Twinbrook
  4. White Flint
  5. Glenmont
  6. Wheaton CBD
  7. Grosvenor
  8. Bethesda CBD
  9. Friendship Heights Village
  10. Silver Spring CBD



**NOTE:** Boundaries, symbols, and topography shown on this map are based on the most current available data. The Maryland Department of Transportation, the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-DC-PPC.

Property lines are compiled by adding the property lines to topography created from aerial photography and should not be interpreted as actual land surveys. If any discrepancies exist between the map and actual property boundaries, the actual boundaries shown on the ground shall prevail. All planning-related property-based studies are conducted at 1:24,000 scale and are +/- 2.5 feet for their true location.

This map is created from satellite orthorectified and may not reflect the most current conditions in any area. The map may not be used as a basis for any other planning purposes. Use of this map, other than for general informational purposes, is not recommended.

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- County Boundary
- Railroads
- Major Roads
- Policy Areas
- Other Roads
- Existing Parks
- Municipalities

1:24,000  
1 inch equals 20,000 feet  
5000 0 5000 10000 feet

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING  
THE EMERY LABORATORIAL CAPITAL PARK AND PLANNING COMMISSION