

Introduced _____
Public Hearing _____
Council Action _____
Executive Action _____
Effective Date _____

County Council of Howard County, Maryland

2026 Legislative Session

Legislative Day No. 8

Bill No. 45 -2026

Introduced by: Liz Walsh

SHORT TITLE: Payment in Lieu of Taxes (PILOT) Agreements – Reporting Student Yields

TITLE: AN ACT requiring the Director of the Department of Housing & Community Development (DHCD) to include annual reporting of student yields of housing developments that are subject to an approved Payment in Lieu of Taxes (PILOT) agreement in the Annual Analysis of Moderate Income Housing programs under Section 13.402(j) of the Howard County Code; and generally related to reporting requirements.

Introduced and read first time _____, 2026. Ordered posted and hearing scheduled.

By order _____
Michelle Harrod, Administrator

Having been posted and notice of time & place of hearing & title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on _____, 2026.

By order _____
Michelle Harrod, Administrator

This Bill was read the third time on _____, 2026 and Passed ___, Passed with amendments _____, Failed _____.

By order _____
Michelle Harrod, Administrator

Sealed with the County Seal and presented to the County Executive for approval this _____ day of _____, 2026 at ___ a.m./p.m.

By order _____
Michelle Harrod, Administrator

Approved by the County Executive _____, 2026

Calvin Ball, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; ~~Strike-out~~ indicates material deleted by amendment; Underlining indicates material added by amendment.

1 **Section 1. Be It Enacted** by the County Council of Howard County, Maryland, that the Howard
2 County Code is amended as follows:

3 By amending:

4 Title 13 - "Housing and Community Development"

5 Subtitle 4.- "Moderate Income Housing Units"

6 Section 13.402.- "Development procedures; moderate income housing
7 unit agreement; alternative"

8 Subsection (j) - "Annual Analysis of the Moderate Income Housing
9 Programs."

10
11 **Title 13 – Housing and Community Development**

12 **Subtitle 4 – Moderate Income Housing Units**

13 **Section 13.402. – Development procedures; moderate income housing unit agreement;**
14 **alternative.**

15 (j) *Annual Analysis of the Moderate Income Housing Programs.* The Director shall complete an
16 annual analysis of the moderate income housing unit programs and, subject to [section 22.1000](#) of
17 the County Code, shall submit the analysis to the County Executive and to the County Council,
18 along with a presentation in a public meeting to the County Council, by April 1 of each year. The
19 analysis shall include:

- 20 (1) The number, types, and location of moderate income housing units provided on-site
21 and as required by the zoning regulations;
- 22 (2) Moderate income housing units provided as an optional method under subsection (e)
23 of this section and as an alternative compliance under subsection (f) of this section;
- 24 (3) The number of moderate income housing units that have been renovated and the
25 financial costs of renovating the unit;
- 26 (4) The range of sale prices and rental rates, including the average sales price and rental-
27 rate;
- 28 (5) Income information on the home buyers and renters participating in the program;
- 29 (6) The number of applicants selected to purchase a moderate income housing unit and
30 the priority categories for which they qualify under [section 13.406\(e\)](#);[\[\[and\]\]](#)

1 (7) THE STUDENT GENERATION YIELDS FOR EACH RESIDENTIAL DEVELOPMENT THAT HAS
2 BEEN APPROVED FOR A PAYMENT IN LIEU OF TAXES (PILOT) AGREEMENT; AND
3 ~~[(7)]~~ (8) All marketing and outreach efforts of the department to each of the categories
4 in [section 13.406\(e\)](#).

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6 ***Section 2. And Be It Further Enacted by the County Council of Howard County, Maryland that***
7 ***this Act shall become effective 61 days after its enactment.***

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