

Introduced 06.01.2026
Public Hearing 06.15.2026
Council Action 07.06.2026
Executive Action 07.09.2026
Effective Date 09.08.2026

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 June 1, 2026. Ordered posted and hearing scheduled.

By order Michelle Harrod
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 June 15, 2026.

By order Michelle Harrod
Michelle Harrod, Administrator

This Bill was read the third time on July 6, 2026 and Passed ✓, Passed with amendments ✓, Failed ✓.

By order Michelle Harrod
Michelle Harrod, Administrator

Sealed with the County Seal and presented to the County Executive for approval this 7 day of July, 2026 at 5⁰⁰ a.m. (p.m.)

By order Michelle Harrod
Michelle Harrod, Administrator

Approved by the County Executive July 9, 2026

Calvin Ball
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 ACTUAL STUDENT GENERATION YIELDS FOR EACH RESIDENTIAL DEVELOPMENT
2 THAT HAS ~~BEEN APPROVED FOR~~ A PAYMENT IN LIEU OF TAXES (PILOT) AGREEMENT
3 BASED ON INFORMATION THAT SHALL BE RECEIVED BY THE DIRECTOR FROM THE HOWARD
4 COUNTY PUBLIC SCHOOL SYSTEM BY THE HOWARD COUNTY PUBLIC SCHOOL SYSTEM;

5 AND

6 ~~[[(7)]]~~ (8) All marketing and outreach efforts of the department to each of the categories
7 in [section 13.406\(e\)](#).

8
9 ***Section 2. And Be It Further Enacted*** by the County Council of Howard County, Maryland that
10 *this Act shall become effective 61 days after its enactment.*

Amendment No. 1 to Council Bill No. 45-2026

**BY: The Chairperson at the request
of the County Executive**

**Legislative Day No. 9
Date: July 6, 2026**

(This Amendment clarifies that the Director ~~receives~~ is required to receive student generation yields from HCPSS.)

1 On page 2, in line 1 before "STUDENT", insert "ACTUAL".

2
3 On page 2, in line 2:

4 1. Strike "BEEN APPROVED FOR";

5 2. After "AGREEMENT" insert "TO THE EXTENT THAT THIS INFORMATION IS PROVIDED TO THE
6 DIRECTOR BASED ON INFORMATION THAT SHALL BE RECEIVED BY THE DIRECTOR FROM THE
7 HOWARD COUNTY PUBLIC SCHOOL SYSTEM BY THE HOWARD COUNTY PUBLIC SCHOOL
8 SYSTEM".

I certify that this a true copy of

Am 1 to CB 45-2026

passed on July 6, 2026

Michelle Harrison

Council Administrator

Amendment 1 to Amendment No. 1 to Council Bill No. 45 - 2026

BY: Deb Jung

Legislative Day 9

Date: July 6, 2026

Amendment 1 to Amendment No. 1

(This Amendment adds language to specify that the actual student yields from PILOT developments should be provided and to require Director to receive this information from the Howard County Public School System.)

1 On page 1, in the parenthetical, strike “receives” and insert “is required to receive”.

2

3 On page 1, immediately before line 1, insert the following:

4 “On page 2, in line 1 before “STUDENT”, insert “ACTUAL”.”

5

6 On page 1, in line 3 after the first quotation mark, strike “TO THE EXTENT THAT THIS
7 INFORMATION IS PROVIDED TO THE DIRECTOR” and insert “BASED ON INFORMATION THAT SHALL
8 BE RECEIVED BY THE DIRECTOR FROM THE HOWARD COUNTY PUBLIC SCHOOL SYSTEM”.

9

10

11

I certify that this a true copy of

Am1 to Am1 to CB45-2026

passed on July 6, 2026

Michelle Pearson

Council Administrator

Amendment No. 1 to Council Bill No. 45-2026

**BY: The Chairperson at the request
of the County Executive**

**Legislative Day No. 9
Date: July 6, 2026**

(This Amendment clarifies that the Director receives student generation yields from HCPSS.)

- 1 On page 2, in line 2:
- 2 1. Strike "BEEN APPROVED FOR";
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I certify that this a true copy of

Am 1 to CB 45-2026

passed on July 6, 2026

Mitchell D. Dwyer
Council Administrator

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

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2026 Legislative Session

Legislative Day No. 8

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Introduced by: Liz Walsh

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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

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5

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.*
8

BY THE COUNCIL

This Bill, having been approved by the Executive and returned to the Council, stands enacted on July 9, 2026.

Michelle R. Harrod
Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, having been passed by the yeas and nays of two-thirds of the members of the Council notwithstanding the objections of the Executive, stands enacted on _____, 2026.

Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, having received neither the approval nor the disapproval of the Executive within ten days of its presentation, stands enacted on _____, 2026.

Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, not having been considered on final reading within the time required by Charter, stands failed for want of consideration on _____, 2026.

Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, having been disapproved by the Executive and having failed on passage upon consideration by the Council stands failed on _____, 2026.

Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, the withdrawal of which received a vote of two-thirds (2/3) of the members of the Council, is withdrawn from further consideration on _____, 2026.

Michelle R. Harrod, Administrator to the County Council