

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, 2022, the estimated real property assessable base will increase by 3.9% (fig. 1) from \$17,934,739,285 (fig. 2) to \$18,629,381,374 (fig. 3). The same information for municipalities is shown on the attached chart.
2. If Charles County maintains the current tax rate of \$1.1410 (fig. 4) per \$100 of assessment, real property tax revenues will increase by 3.9% (fig. 5) resulting in \$7,925,866 (fig. 6) of new real 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 \$1.0985 (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 \$1.1410 (fig. 8) per \$100 of assessment. This tax rate is 3.9% (fig. 9) higher than the constant yield tax rate and will generate \$7,925,866 (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 rate increase will be held at 6:00 p.m. on Wednesday, April 27, 2022. The meeting will be held in-person at the Charles County Government Building, 200 Baltimore Street, La Plata and via video teleconference.

The hearing is open to the public, and public testimony is encouraged. Persons with questions regarding this hearing or with special needs may call 301-645-0570 for further information.

The public can watch this meeting on Comcast 95 (SD), and Verizon FIOS 10, Roku or Apple TV streaming devices (Charles County Government), and the web at <https://www.CharlesCountyMD.gov/our-county/ccgtv-live-stream>. Residents without internet service can listen to the meeting at 301-645-0500. In-person and virtual speakers will be allotted three (3) minutes to speak.

In-person: Speaker sign-up will begin 30 minutes (1/2 hour) prior to the hearing at the Charles County Government Building (200 Baltimore Street, La Plata) and will end at the commencement of the hearing.

Virtually: Call 301-885-2779 between 8 a.m. to 4 p.m. on April 27 to register to speak. Once registered, citizens will be called between 6 p.m. and 9 p.m. after in-person speakers testify. If you are not available to speak when you are called, we have the right to move on to the next caller.

The public comment period is open April 8, 2022, starting at 8 a.m. through April 27, 2022, 5 p.m. for:

E-Comment: Visit www.CharlesCountyMD.gov/government/public-comments/constant-yield-public-hearing

Phone Message: Call 301-645-0652

Mail: Commissioners of Charles County, 200 Baltimore Street, La Plata, Maryland 20646

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	3.9%	17,934,739,285	18,629,381,374	1.1410	3.9%
Municipalities:					
La Plata	1.7%	1,394,886,998	1,418,839,627	0.9990	1.7%
Indian Head	3.3%	296,624,551	306,356,795	1.1020	3.3%
Port Tobacco	2%	2,456,014	2,505,181	1.1410	2%
	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	7,925,866	1.0985	1.1410	3.9%	7,925,866
Municipalities:					
La Plata	239,287	0.9821	0.9990	1.7%	239,287
Indian Head	107,249	1.0670	1.1020	3.3%	107,249
Port Tobacco	561	1.1186	1.1410	2%	561

(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 \$.142 in the town of La Plata and \$.039 in the town of Indian Head per \$100 of assessed value.

(Figure 8) Net of proposed tax rate differential of \$.142 in the town of La Plata and \$.039 in the town of Indian Head per \$100 of assessed value.