

**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, 2023, the estimated real property assessable base will increase by 5% (fig. 1) from \$19,005,714,698 (fig. 2) to \$19,957,366,734 (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 5% (fig. 5) resulting in \$10,858,350 (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 \$1.0866 (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 5% (fig. 9) higher than the constant yield tax rate and will generate \$10,858,350 (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 26, 2023, for in-person testimony and virtual testimony at the Charles County Government Building, 200 Baltimore Street, La Plata.

The hearing is open to the public, and public testimony is encouraged.

Persons with questions regarding this hearing may call 301-645-0570 for further information.

Individuals or representatives of groups wishing to make oral or written comments are encouraged to attend the hearings. Anyone wishing to testify will be allowed to speak either in person or virtually, but not both.

Please Sign Up:

**In-person:** Speaker sign-up will begin 30 minutes (1/2 hour) prior to the hearing on **Wednesday April 26, 2023**, at the Charles County Government Building (200 Baltimore Street, La Plata) and will end at the commencement of the hearing that night.

**Virtually:** Call (240) 776-6709, starting at 8 a.m. to 4:00 p.m., on **Wednesday April 26, 2023**, to register to speak. Once registered, citizens will receive a virtual link to join the meeting. Virtual public comments will be heard between 6pm and 9pm on **Wednesday April 26, 2023**, after in-person comments are heard.

If you are not available to speak when your name is announced, we have the right to move on to the next speaker. Each speaker will be allotted three (3) minutes.

Written or voicemail comments may be submitted in lieu of oral testimony, or to expand upon oral testimony, and will be accepted **April 7, 2023**, starting at 8 a.m. through **Wednesday April 26, 2023**, 5 p.m. for:

**E-Comment:** <https://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. Comments sent by mail must be received no later than **Wednesday April 26, 2023**.

Those citizens with special needs may contact Maryland Relay Service TDD 1-800-735-2258.

**BY ORDER OF THE CHARLES COUNTY COMMISSIONERS**

Reuben B. Collins, II., Esq., President

In the event the notified meeting is canceled due to inclement weather or acts of nature beyond the control of the County, all items scheduled to be discussed or heard at the meeting will be rescheduled to a later date.

Charles County Government is an Equal Opportunity Employer

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	5%	19,005,714,698	19,957,366,734	1.1410	5%
Municipalities:					
La Plata	2.2%	1,471,708,388	1,503,847,478	0.9990	2.2%
Indian Head	8.5%	327,822,907	355,776,462	1.1020	8.5%
Port Tobacco	2%	2,505,181	2,556,043	1.1410	2%
	Figure 6, Additional Revenue Current Rate	Figure 7, Constant Yield Tax Rate	Figure 8, Proposed County Tax Rate	Figure 9, Percentage Higher Than Constant Yield Rate	Figure 10, Additional Revenue Proposed Rate
Unincorporated Area	10,858,350	1.0866	1.1410	5%	10,858,350
Municipalities:					
La Plata	321,070	0.9777	0.9990	2.2%	321,070
Indian Head	308,048	1.0154	1.1020	8.5%	308,048
Port Tobacco	580	1.1183	1.1410	2%	580

(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.