

Bill No.: _____

Requested: _____

Committee: _____

Drafted by: Schissler

Typed by: Fran

Stored – 01/27/26

Proofread by _____

Checked by _____

By: **Prince George’s County Delegation**

A BILL ENTITLED

1 AN ACT concerning

2 **Prince George’s County – Tax Increment Financing – Extraordinary**
3 **Development District – Alterations**

4 **PG 425–25**

5 FOR the purpose of altering the definition of “extraordinary development district” for the
6 purpose of provisions of law governing tax increment financing to include a certain
7 immersive entertainment venue; expanding the purposes for which bond proceeds
8 may be used by Prince George’s County or the revenue authority of Prince George’s
9 County to include the acquisition, construction, or rehabilitation of an immersive
10 entertainment venue in an extraordinary development district; authorizing the
11 Maryland–National Capital Park and Planning Commission to enter into a certain
12 agreement that pledges certain taxes as security for bonds issued by Prince George’s
13 County contingent on the adoption of certain resolutions; and generally relating to
14 tax increment financing of an extraordinary development district.

15 BY renumbering

16 Article – Economic Development

17 Section 12–201(j) through (u)

18 to be Section 12–201(k) through (v), respectively

19 Annotated Code of Maryland

20 (2024 Replacement Volume and 2025 Supplement)

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 BY repealing and reenacting, without amendments,
2 Article – Economic Development
3 Section 12–201(a) and (h), 12–207(a), and 12–210(b)
4 Annotated Code of Maryland
5 (2024 Replacement Volume and 2025 Supplement)

6 BY repealing and reenacting, with amendments,
7 Article – Economic Development
8 Section 12–201(i), 12–207(c), and 12–210(a)(3)
9 Annotated Code of Maryland
10 (2024 Replacement Volume and 2025 Supplement)

11 BY adding to
12 Article – Economic Development
13 Section 12–201(j)
14 Annotated Code of Maryland
15 (2024 Replacement Volume and 2025 Supplement)

16 BY repealing and reenacting, with amendments,
17 Article – Land Use
18 Section 18–310
19 Annotated Code of Maryland
20 (2012 Volume and 2025 Supplement)

21 Preamble

22 WHEREAS, The General Assembly of Maryland finds that the development of
23 large–scale, high–tech, immersive entertainment venues are critical to the continued
24 growth and competitiveness of the tourism, arts, and hospitality industries in Prince
25 George’s County and Maryland; and

26 WHEREAS, The high cost and unique technical infrastructure required for an
27 immersive entertainment venue requires specialized financing mechanisms to ensure its
28 successful integration into established development districts; and

29 WHEREAS, The creation of extraordinary development districts that include an
30 immersive entertainment venue will serve a significant public purpose by generating

1 substantial new tax revenue, creating high-skill jobs, and fostering secondary economic
2 development in surrounding areas; and

3 WHEREAS, It is the intent of the General Assembly to provide Prince George’s
4 County with the flexibility to use tax increment financing to support major private-sector
5 investments; now, therefore,

6 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
7 That Section(s) 12-201(j) through (u) of Article – Economic Development of the Annotated
8 Code of Maryland be renumbered to be Section(s) 12-201(k) through (v), respectively.

9 SECTION 2. AND BE IT FURTHER ENACTED, That the Laws of Maryland read
10 as follows:

11 **Article – Economic Development**

12 12-201.

13 (a) In this subtitle the following words have the meanings indicated.

14 (h) (1) “Development district” means a contiguous area designated by a
15 resolution.

16 (2) “Development district” includes an extraordinary development district.

17 (i) “Extraordinary development district” means a development district that:

18 (1) is designated as such by resolution; and

19 (2) **(I)** contains at least 50 acres, on all or part of which a federal law
20 enforcement agency will be located; **OR**

21 **(II) IS THE SITE OF AN IMMERSIVE ENTERTAINMENT VENUE.**

22 **(J) “IMMERSIVE ENTERTAINMENT VENUE” MEANS AN ENTERTAINMENT**
23 **VENUE THAT:**

24 **(1) IS OWNED BY A PRIVATE ENTITY;**

1 **(2) HAS AT LEAST 3,000 SEATS;**

2 **(3) HAS AN AGGREGATE DEVELOPMENT COST OF AT LEAST**
3 **\$500,000,000; AND**

4 **(4) HAS AN IMMERSIVE EXPERIENCE WITH ADVANCED DISPLAY**
5 **TECHNOLOGY, INCLUDING 4D VISUAL EFFECTS AND SPHERICAL LED SCREENS.**

6 12–207.

7 (a) Except as provided in subsections (b) and (e) of this section, bond proceeds
8 may be used only:

9 (1) to buy, lease, condemn, or otherwise acquire property, or an interest in
10 property:

11 (i) in the development district, a RISE zone, or a sustainable
12 community; or

13 (ii) needed for a right-of-way or other easement to or from the
14 development district, a RISE zone, or a sustainable community;

15 (2) for site removal;

16 (3) for surveys and studies;

17 (4) to relocate businesses or residents;

18 (5) to install utilities, construct parks and playgrounds, and for other
19 needed improvements including:

20 (i) roads to, from, or in the development district;

21 (ii) parking; and

22 (iii) lighting;

1 (6) to construct or rehabilitate buildings for a governmental purpose or use;

2 (7) for reserves or capitalized interest;

3 (8) for necessary costs to issue bonds; and

4 (9) to pay the principal of and interest on loans, advances, or indebtedness
5 that a political subdivision incurs for a purpose specified in this section.

6 (c) (1) In addition to the purposes listed in subsection (a) of this section, the
7 proceeds from bonds that Prince George’s County or the revenue authority of Prince
8 George’s County issues may be used:

9 (i) for convention, conference, or visitors’ centers;

10 (II) FOR THE ACQUISITION, CONSTRUCTION, OR
11 REHABILITATION OF AN IMMERSIVE ENTERTAINMENT VENUE LOCATED WITHIN AN
12 EXTRAORDINARY DEVELOPMENT DISTRICT;

13 [(ii)] (III) to maintain infrastructure improvements and convention,
14 conference, or visitors’ centers;

15 [(iii)] (IV) to market development district facilities and other
16 improvements; and

17 [(iv)] (V) for the purpose of encouraging redevelopment in those
18 areas listed in paragraph (2) of this subsection, to install infrastructure improvements,
19 including:

20 1. streets;

21 2. parking structures of any type whether for public or
22 private use;

23 3. utilities;

24 4. street lights;

- 1 5. stormwater management and storm drain facilities;
- 2 6. fencing;
- 3 7. noise walls;
- 4 8. retaining walls;
- 5 9. trails;
- 6 10. sidewalks;
- 7 11. pedestrian and vehicular bridges; and
- 8 12. park facilities.

9 (2) The purpose of the authority granted by paragraph [(1)(iv)] **(1)(v)** of
10 this subsection is to encourage redevelopment in:

- 11 (i) revitalization areas designated by the county;
- 12 (ii) mixed use centers;
- 13 (iii) blighted areas; and
- 14 (iv) the Developed Tier, growth corridors, and growth centers, as
15 defined in the county General Plan.

16 12–210.

17 (a) (3) (i) This paragraph applies only in Prince George’s County.

18 (ii) Subject to § 18–310 of the Land Use Article **AND**
19 **NOTWITHSTANDING §§ 18–304, 18–306(D), AND 18–307(B) OF THE LAND USE**
20 **ARTICLE**, the Maryland–National Capital Park and Planning Commission may enter into
21 an agreement with Prince George’s County to pay all or a portion of the property taxes
22 levied by the county under §§ 18–304, 18–306, and 18–307 of the Land Use Article on the
23 tax increment in an extraordinary development district in the county to the county for

1 deposit into a special fund for the extraordinary development district **AND TO PLEDGE**
2 **THOSE TAXES AS SECURITY FOR BONDS ISSUED BY PRINCE GEORGE’S COUNTY.**

3 (iii) The agreement authorized under subparagraph (ii) of this
4 paragraph shall:

5 1. be in writing; and

6 2. be executed by the governing body of Prince George’s
7 County and, on proper authorization, the Maryland–National Capital Park and Planning
8 Commission.

9 (iv) The Maryland–National Capital Park and Planning Commission
10 may not be an obligor for any bonds issued by Prince George’s County for an extraordinary
11 development district.

12 (b) The governing body of Prince George’s County may also pledge hotel rental
13 tax revenues to the special fund.

14 **Article – Land Use**

15 18–310.

16 The Commission may not enter into an agreement with Prince George’s County to
17 pay **AND PLEDGE AS SECURITY** all or a portion of the property taxes levied by the county
18 under §§ 18–304, 18–306, and 18–307 of this subtitle on the tax increment in an
19 extraordinary development district in the county to the county for deposit into a special
20 fund for an extraordinary development district under § 12–210 of the Economic
21 Development Article until:

22 (1) the governing body of Prince George’s County has adopted a resolution
23 designating the extraordinary development district; and

24 (2) the Commission has adopted a resolution approving the agreement.

25 **SECTION 3. AND BE IT FURTHER ENACTED,** That this Act shall take effect June
26 1, 2026.