

Fair Share School Construction Excise Tax Notice

This Notice concerns the real property located in the County of Charles, State of Maryland, described as:

This Notice is a disclosure of the existence of the Charles County Fair Share School Construction Excise Tax provided for in Article 66B, Section 14.05(f) of the Annotated Code of Maryland.

SELLER’S INFORMATION

The following are notices made by the seller and are not the representations of the agent(s), if any. This information is a notice only and is not intended to be part of any contract between the buyer and seller.

In order to finance the new costs incurred by Charles County to provide new capacity for public school facilities required by new residential development in Charles County, Charles County imposes an excise tax levied against the owner of real property that is improved by new residential development. The amount of the tax equals all County costs to construct one unit of new student capacity for public school facilities, multiplied by the pupil generation rate for that particular new dwelling type in the County. The term “dwelling type” includes single family detached homes, townhouses, and multifamily housing units.

The fair share school construction excise tax is collected and secured in the same manner as general ad valorem taxes unless otherwise provided by ordinance, and subject to the same penalties and the same procedure, sale, and lien priority in case of delinquency as provided in general ad valorem taxes. The tax is collected annually over a period of 10 years at level amortized payments of principal and interest. The rate of interest payable by a property owner is set at the rate of interest paid by the County on the new school capacity construction bonds issued in the first year the excise tax is levied on the property owner. The tax constitutes a lien on all taxable real or personal property of the taxpayer for a period of 10 years or until the lien is satisfied by repayment. The tax is assumable, and there is no penalty for prepayment.

The amount of the tax for the dwelling type on the property is \$ _____

Seller _____ Date _____

Seller _____ Date _____

We acknowledge receipt of a copy of this Notice:

Purchaser _____ Date _____

Purchaser _____ Date _____