



Route 1 Property Tax Credit For Upgrades, Renovation, and Rehabilitation

Howard County has established a real property tax credit to encourage reinvestment in properties on Route 1. This tax credit is intended to foster and encourage renovations, rehabilitation and upgrades of commercial and industrial property along the Route 1 corridor.

FACTS ABOUT THE NEW PROPERTY TAX CREDIT

- Applies to improvements to both buildings and the land on properties with less than 10 acres
- Property must be adjacent to Route 1; next to a Route 1 parcel and visible from the roadway; or located within specified expanded boundaries in Elkridge, MD.
- Eligible improvements include:
 - exterior improvements to a building façade
 - exterior painting and cleaning
 - structural improvements to a building façade
 - structure mounted signage, canopies, shutters and awnings
 - screening of utility, trash or storage enclosures
 - enhanced exterior building lighting
 - replacement or enhancement of streetscape amenities (walkways, landscaping, bike racks, lighting, etc.)
 - sidewalks
 - new construction that enhances the building or property

HOW MUCH IS THE TAX CREDIT?

- Is 125% of the verified expenses for approved improvements
- Is applied to the annual property tax
- Can be carried over and applied to subsequent annual taxes for up to four years if the credit is greater than a single year's taxes

HOW DO I APPLY?

- Application packets and instructions can be obtained from Joanne Egnell at jegnell@howardcountymd.gov or Kristin O'Connor at koconnor@howardcountymd.gov.
- To discuss whether your planned improvements qualify, please contact Kristin O'Connor at koconnor@howardcountymd.gov.