

PHYSICAL, SOCIAL, ESTHETIC OR ECONOMIC ASSETS TO EXISTING OR IMPENDING URBAN DEVELOPMENT; AND

WHEREAS, IT IS THE INTENT OF THE GENERAL ASSEMBLY TO STRENGTHEN AND SUPPLEMENT MEASURES ALREADY ADOPTED TO ENCOURAGE AND ASSIST THE PRESERVATION OF OPEN SPACE, INCLUDING THE ACT OF 1960 PROVIDING FOR ACQUISITION OF DEVELOPMENT RIGHTS; AND

WHEREAS, IT IS THE INTENT OF THE GENERAL ASSEMBLY TO ENCOURAGE THE RETENTION OF SUITABLE LANDS AS DEFINED IN SECTION 357A, ARTICLE 66C OF THE ANNOTATED CODE OF MARYLAND, IN OPEN SPACE THROUGH THE USE OF SCENIC EASEMENTS; AND

WHEREAS, THE GRANTING OF SCENIC EASEMENTS BY PROPERTY OWNERS PROVIDES THE MOST ECONOMICAL WAY FOR THE PRESERVATION OF THE MAXIMUM OF OPEN SPACE LAND AT A MINIMUM OF COST, THEREFORE IT IS THE INTENT OF THE GENERAL ASSEMBLY TO ENABLE THE COUNTY COMMISSIONERS OR THE COUNTY COUNCIL OF MONTGOMERY, PRINCE GEORGE'S, ST. MARY'S, CALVERT AND CHARLES COUNTIES TO GRANT SPECIAL TAX PROVISIONS TO ENCOURAGE, AND MAKE POSSIBLE FOR, LANDOWNERS TO VOLUNTARILY GRANT PERPETUAL SCENIC EASEMENTS TO CARRY OUT THE STATE'S PROGRAM.

SECTION 1. *Be it enacted by the General Assembly of Maryland,* That a new Section 12E be and it is hereby added to Article 81 of the Annotated Code of Maryland (1957 Edition and 1960 Supplement), title "Revenue and Taxes", sub-title "Powers of Montgomery, Prince George's, CALVERT, ST. MARY'S and Charles Counties to Provide Tax Credits for Lands Affected by the Conveyance of Scenic Easements or Development Rights", to follow immediately after Section 12D, and to read as follows:

12E. Powers of Montgomery, Prince George's, CALVERT, ST. MARY'S and Charles Counties to provide tax credits for lands affected by the conveyance of scenic easements or development rights.

(a) This section, to the exclusion of any other public general or public local law, unless this section is specifically referred to therein and appropriately modified or repealed, controls and regulates exclusively the granting of any special provisions or tax exemption or tax credit based upon land, within Montgomery, Prince George's, CALVERT, ST. MARY'S and Charles Counties, which has been affected by the conveyance of a scenic easement or easements, or the conveyance of development rights and open spaces or open areas, as defined in Section 357A of Article 66C of the Annotated Code of Maryland (1957 Edition and 1960 Supplement), and the value of property, as part of the valuation and assessment of the property tax imposed upon real and personal property in this State.

(A) THIS SECTION, TO THE EXCLUSION OF ANY OTHER PUBLIC GENERAL OR PUBLIC LOCAL LAW, UNLESS THIS SECTION IS SPECIFICALLY REFERRED TO THEREIN AND