

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 1978.

Approved May 29, 1978.

CHAPTER 818

(Senate Bill 660)

AN ACT concerning

Real Property - Valuation of Income Producing Property

FOR the purpose of ~~requiring~~ permitting consideration of a capitalization of income method of determining the value of income producing real property for purposes of real property assessment and taxation; requiring submission of certain financial information by taxpayers subject to this method of valuation; and providing for failure of taxpayers to furnish this information.

BY adding to

Article 81 - Revenue and Taxes
Section 14 (e)
Annotated Code of Maryland
(1975 Replacement Volume and 1977 Supplement)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That section (s) of the Annotated Code of Maryland be repealed, amended, or enacted to read as follows:

Article 81 - Revenue and Taxes

14.

(E) IN DETERMINING THE VALUE OF REAL PROPERTY WHICH PRODUCES INCOME, EXCEPT FOR AGRICULTURAL USE PROPERTY, ALL ASSESSING AUTHORITIES ~~SHALL~~ MAY VALUE THE PROPERTY BY MEANS OF THE CAPITALIZATION OF INCOME METHOD, IN ADDITION TO ANY OTHER APPROPRIATE METHOD OF VALUING THE PROPERTY. THE ASSESSING AUTHORITY ~~SHALL~~ NOTIFY ALL TAXPAYERS OF THIS PROPERTY TO COMPLETE, UNDER THE PENALTY OF PERJURY, BY NOT LATER THAN ~~30 DAYS AFTER THE DATE OF THE NOTICE~~ JULY 15, AN INCOME AND EXPENSE STATEMENT FOR THE PROPERTY, ON A FORM PREPARED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION. IN LIEU OF THE STATEMENT, THE ASSESSING AUTHORITY MAY ACCEPT THE MOST RECENT ANNUAL INCOME AND EXPENSE STATEMENT OF THE TAXPAYER WHEN IT IS VERIFIED AS TO ACCURACY AND COMPLETENESS BY THE TAXPAYER UNDER PENALTY OF PERJURY. UNDER EITHER METHOD, THE ASSESSING AUTHORITY NEED NOT ACCEPT THE EXPENSES OR DEPRECIATION CLAIMED BY THE TAXPAYER AND MAY