

2. May grant a full or partial exemption from the charge for revitalization projects; AND

3. MAY GRANT A FULL OR PARTIAL EXEMPTION FROM THE CHARGE, UNDER CONDITIONS PRESCRIBED BY THE COUNTY COUNCILS, FOR:

A. RESIDENTIAL PROPERTY LOCATED IN A MIXED RETIREMENT DEVELOPMENT AS DEFINED IN THE ZONING ORDINANCE OF PRINCE GEORGE'S COUNTY;

B. RESIDENTIAL PROPERTY LOCATED IN A PLANNED RETIREMENT COMMUNITY AS DEFINED IN THE ZONING ORDINANCE OF MONTGOMERY COUNTY;

C. OTHER ELDERLY HOUSING; OR

D. PROPERTIES USED FOR BIOTECHNOLOGY RESEARCH AND DEVELOPMENT, OR MANUFACTURING.

(v) [The charge may not exceed \$160 per fixture unit.] ON JULY 1, 1999, AND JULY 1 OF EACH SUCCEEDING YEAR, THE MAXIMUM CHARGE, AS ESTABLISHED IN SUBPARAGRAPH (II) OF THIS PARAGRAPH, MAY BE CHANGED BY AN AMOUNT EQUAL TO THE PRIOR CALENDAR YEAR'S CHANGE IN THE CONSUMER PRICE INDEX PUBLISHED BY THE BUREAU OF LABOR STATISTICS OF THE UNITED STATES DEPARTMENT OF LABOR FOR URBAN WAGE EARNERS AND CLERICAL WORKERS FOR ALL ITEMS FOR THE WASHINGTON, D.C. METROPOLITAN AREA, OR THE SUCCESSOR INDEX.

(2) If the charge established by the County Councils is less than the amount necessary to recover the full cost of constructing growth related facilities, the WSSC shall identify the portion of the cost of that growth that will be paid by current ratepayers as:

(i) A percentage of any rate increase; and

(ii) The annual monetary amount on a typical residential customer's annual water and sewer bill.

(3) If the County Councils do not agree on the amount of the charge, the charge imposed during the previous year shall continue in effect for the following fiscal year.

(4) If the County Councils have not previously agreed on any system development charge, a system development charge may not be imposed during that fiscal year.

(5) (i) Before July 1, 1994, the WSSC may not impose a system development charge in an amount greater than 50% of the charge established by the County Councils under this subsection.

(ii) Before July 1, 1995, the WSSC may not impose a system development charge greater than 75% of the charge established by the County Councils under this subsection.