ENTERPRISE ZONES
TAX CREDIT PROGRAM

ANNUAL STATUS REPORT
CALENDAR YEAR 2025

OFFICE OF FINANCE PROGRAMS

Submitted by:

Maryland Department of Commerce

December 2025

CONTENTS

Overview and Background of the Enterprise Zone Evaluation

- Enterprise Zones and Focus Areas during Calendar Year 2025……..3
- Enterprise Zone Designations……..4

Enterprise Zone Real Property Tax Credits

- Capital Investments……..5
- Personal Property Tax…… 6
- Business Activity……... 7

Enterprise Zone Income Tax Credits

- Earned by Year……8

Metrics and Evaluation

- Statute Changes……..10
- Data Limitations…….11
- Program Statistics
    - Real Property Tax Credits……..12
    - Personal Property Tax Credits…….....20
    - Income Tax Credits……21

Excerpts from Local Administrators

- Properties Newly Certified as Qualified Properties……...25
- Redevelopment or New Businesses Relocating or Expanding in the Enterprise Zone……...25
- Future Economic Development Projects…….....25

MARYLAND ENTERPRISE ZONE PROGRAM

The Maryland Enterprise Zone tax credit program has been one of the most widely used economic development tax credit programs in the State. The program was created in 1982 with two enterprise zones (EZ) in two jurisdictions and has grown to include 34 EZs. The purpose of the program is to encourage revitalization through commercial development in economically distressed areas of the State, in partnership with political subdivisions, by incentivizing capital investment and job creation through real property and income tax credits. Legislation passed in 2022 made several changes to the EZ program which are detailed on page 10.

The EZ tax credit program is unique as it requires not only coordination between businesses and a local jurisdiction Administrator, but it also requires coordination between the local Administrators and multiple State agencies. Each agency plays a defined role in the program pursuant to its various rules and requirements. The Maryland Department of Commerce (Commerce) approves the State's Enterprise Zones, while local governments are responsible for their administration.

The primary benefits to businesses that are located within a Maryland EZ are eligibility for local property tax credits and State income tax credits. Businesses are eligible for these credits based on capital improvements and job creation, respectively. The property tax credit is a ten-year credit against local real property taxes on the portion of real property improvements. By statute, the State reimburses one-half of the foregone local property tax revenue to the local jurisdictions. The income tax credit is a non-refundable credit against State income tax for each new job created within the EZ. The amount of the credit increases if an economically disadvantaged individual fills the position. The income tax credit represents foregone State income tax revenue. To obtain the property tax credit and/or the income tax credit, a business located within a designated EZ must contact the local enterprise zone Administrator to determine whether a particular property meets specific requirements within a given EZ. While State law indicates that businesses may qualify for the credit by making capital improvements or hiring new employees, local jurisdictions may establish additional requirements (e.g., qualifying businesses must hire a certain number of new employees or that the jobs created must be in certain industries).

Commerce wishes to acknowledge the efforts of the Comptroller of Maryland, the State Department of Assessments and Taxation (SDAT), the Maryland Department of Labor (DOL) and county and municipal EZ Administrators for providing valuable information for this report.

Table 1: Enterprise Zones (EZ)

County	Enterprise Zone	Acres	Expires
Allegany	Rt. 220 South	380	12/14/2029
Anne Arundel	Brooklyn Park	472	6/14/2032
Baltimore City	Baltimore City	16,674	6/14/2032
	Chesapeake	5,713	12/14/2034
	Southwest	1,720	6/14/2033
	Woodlawn	756	6/14/2033
Caroline	North County	710	12/14/2028
Cecil	Cecil County	8,126	6/14/2033
Dorchester	City of Cambridge	1,810	6/14/2033

Frederick	City of Brunswick	1,371	6/14/2026
	City of Frederick	525	6/14/2028
Garrett	Southern Garrett Industrial Park	247	6/14/2027
	Northern Garret Industrial Park	109	12/14/2028
	Keyser's Ridge	262	6/14/2028
Harford	Aberdeen/Havre de Grace	9,797	6/14/2026
Howard	Eastern Howard County	2,337	12/14/2034
Montgomery	Olde Towne-Gaithersburg	350	6/14/2028
	Burtonsville/Briggs Chaney	231	6/14/2027
Queen Anne's	Queen Anne's County	1,349	12/14/2026
Prince George's	Prince George's County	9,385	1/3/2030
Kent	Town of Chestertown	1,086	6/14/2026
	Rock Hall	1,532	12/14/2031
	Town of Betterton/Worton Industrial	2,047	12/14/2033
Somerset	Crisfield	776	12/14/2026
	Town of Princess Anne	1,500	6/14/2033
Talbot	Easton Talbot	316	12/14/2027
	Tilghman	85	12/14/2027
Washington	Town of Hancock	1,871	12/14/2025
	City of Hagerstown	4,946	12/14/2032
Wicomico	Salisbury	5,196	12/14/2032
	Fruitland	129	12/14/2025
Worcester	Berlin	1,195	12/14/2026
	City of Pocomoke	926	12/14/2032
	Town of Snow Hill	230	6/14/2033
Focus Areas- Enterprise Zones			
Baltimore City	Jones Falls Area		6/14/2027
	Oldtown		6/14/2027
	Carroll-Camden Industrial		6/14/2027
	Central West		6/14/2027
	Holabird-Orangeville		6/14/2027
	South Industrial		6/14/2027
Prince George's	Prince George's County		1/03/2026

2025 Enterprise Zone Designations

Designation Applicant: Cecil County (expansion Town of Elkton) The Department received an EZ expansion application for the Town of Elkton, Cecil County. Commerce approved the expansion designation for Cecil County. The expansion area runs the life of the existing zone, expiring on June 14, 2033.

Real Property and Income Tax Credit Usage

The primary benefits to businesses that are located within a Maryland EZ are eligibility for local property tax credits and State income tax credits. The Maryland General Assembly requires Commerce, the Comptroller of Maryland and the State Department of Assessments and Taxation to assess the effectiveness of tax credits provided to businesses in EZs, including the number and amount of credits granted annually and the success of the tax credits in attracting and retaining businesses within EZs.

The following sections address the number and amount of credits granted annually for each program credit followed by a discussion of the information provided by the county and/or municipal administrators on how the credits are used to attract and retain businesses.

Real Property Tax Credits – Enterprise Zone

Real Property Tax Credit – A ten-year tax credit against local real property taxes on a portion of real property expansion, renovation, or capital improvement. The amount of credit is 80% of the eligible assessment in each of the first 5 taxable years, and the credit decreases by 10% annually (70%, 60%, 50%, 40%, 30%) for the subsequent 5 years.

For newly constructed qualified property that provides both office and retail space and became eligible for the real property tax credit on or after January 1, 2019, but before January 1, 2022, the benefit is a 13-year tax credit. The amount of the credit is 80% of the eligible assessment in each of the first 8 taxable years, and the credit decreases by 10% annually for the subsequent 5 taxable years.

SDAT reports on the real property investment made in the EZ, the number of businesses receiving property tax credits and the State's one-half reimbursement back to the local jurisdictions for the property taxes abated as a result of the credits. Businesses will receive property tax credits totaling $56.3 million in FY 2025, based on real property investments made by those businesses in FY 2025 totaling $5 billion. This translates to an average capital investment of $7.9 million. The State's reimbursement to the participating local jurisdictions will total $28.1 million.

Table 2 shows the overall amount of capital investment from FY 2022 to FY 2026. The top 5 largest amounts of capital investments in a jurisdiction were Baltimore City, Baltimore, Cecil, Harford, and Prince George's Counties.

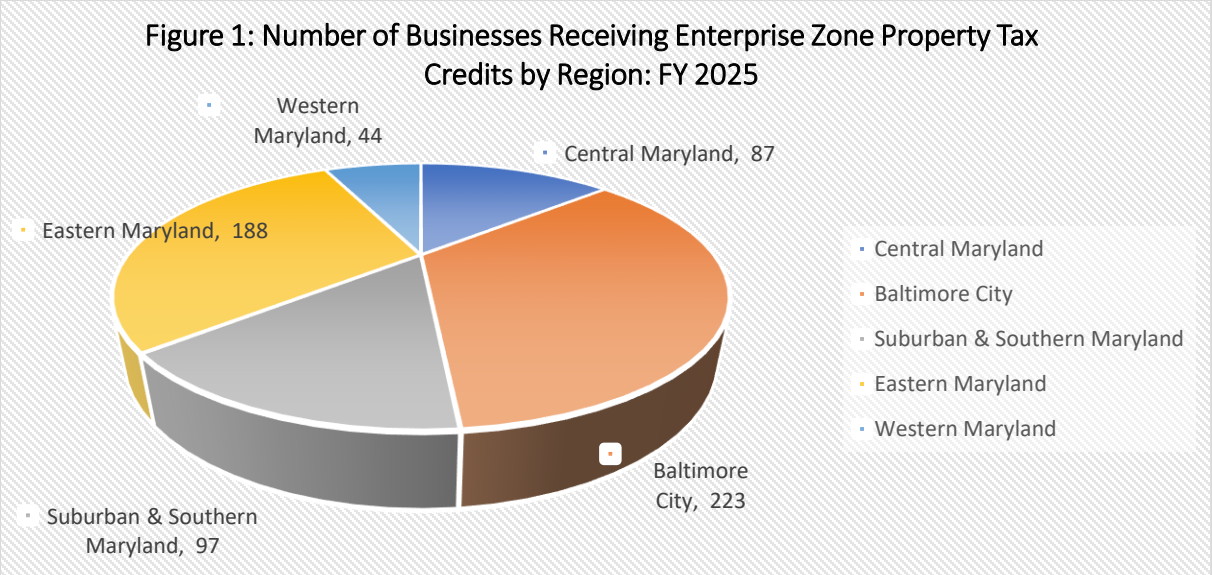
Table 2: Capital Investment Made in Enterprise Zone

County	FY2022	FY2023	FY2024	FY2025	FY2026*
Allegany	18,328,567	10,349,162	9,242,001	14,624,295	12,160,466
Baltimore City	1,879,860,016	1,758,113,350	1,742,903,570	1,807,827,735	1,802,242,014
Baltimore County	599,876,034	629,878,667	699,937,110	904,152,500	9,29,400,834
Caroline			92,000		333,867
Calvert					

Cecil	390,391,166	464,843,298	561,730,068	879,434,098	934,555,795
Dorchester	259,834		4,333,200	4,486,300	10,274,500
Frederick			3,875,634	4,119,333	4,209,100
Garrett	10,993,832	10,141,767	10,295,634	9,504,266	9,901,500
Harford	350,423,732	487,151,536	479,032,170	456,614,708	473,043,298
Kent	17,285,200	25,033,600	24,846,067	26,872,194	28,679,816
Montgomery	208,132,600	187,949,899	134,498,833	116,842,266	
Prince George's	321,267,324	454,839,977	469,950,138	510,853,339	505,388,634
Queen Anne's	13,900,500	15,533,077	17,826,717	18,338,784	25,763,303
St. Mary's	10,900,500	4,185,133	4,242,867		
Somerset	822,766	1,070,000	1,263,000	3,392,200	5,039,600
Talbot	580,600	727,300	874,000	1,349,040	1,824,060
Washington	98,312,267	176,293,766	214,384,032	212,197,299	455,517,750
Wicomico	27,742,452	32,254,111	36,009,955	35,566,489	34,313,985
Worcester	1,583,333	1,608,767	1,744,000	1,873,433	3,392,200
Maryland	**$3,950,878,823**	**$4,264,726,710**	**$4,417,077,996**	**$5,008,066,279**	**$5,236,040,722**

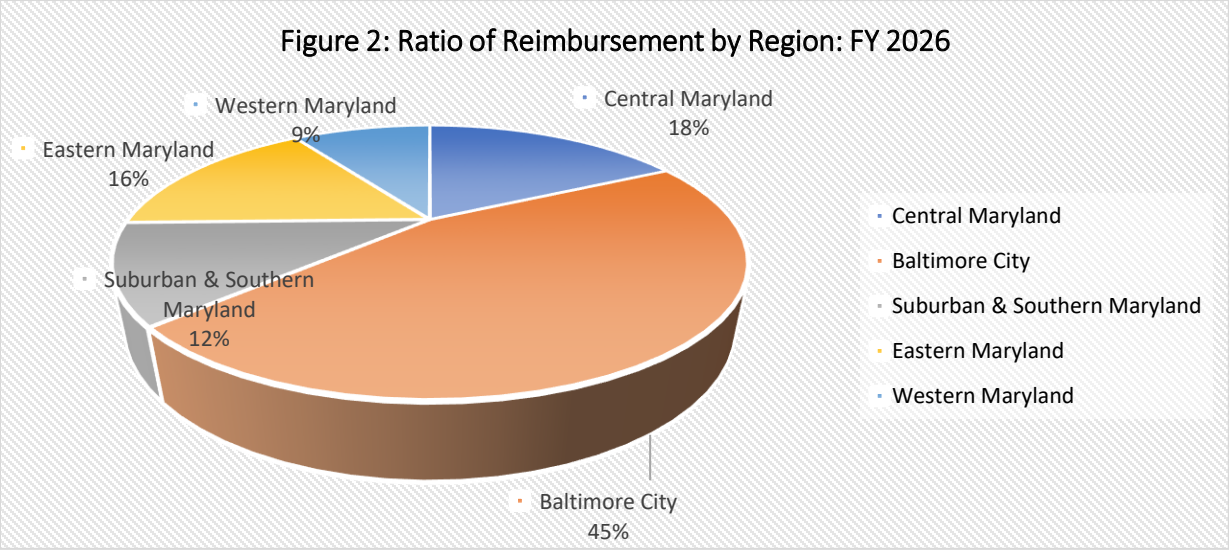
Sources: SDAT * FY 2026 are estimated capital investments based on FY 2024 to FY 2025.
Note: These figures represent a combination of actual reimbursements that have been disbursed and estimated reimbursements that are pending payment. They also include retroactive reimbursements issued to Cecil County and Prince George's County.

Program usage varies considerably across regions. This variation can be attributed to three main factors: (1) program eligibility—less affluent areas are more likely to meet the criteria for participation; (2) local political decisions—the governing bodies of counties and municipalities have sole authority to request the creation of an EZ and to establish local standards that determine business access to the program's credits; and (3) private-sector business expansion—the program incurs no costs unless businesses make new investments in real property. In FY 2025, businesses statewide will receive property tax credits for investments in EZs. Figure 1 illustrates the distribution of these businesses by region.



Source: SDAT

Figure 2 presents the projected distribution of property tax credit reimbursements by region for the next fiscal year to be awarded (FY 2026). The total reimbursement for FY 2026 is $61.3 million; 45% of the reimbursement will go to Baltimore City, or $27.83 million. This is followed by Central Maryland ($10.79 million), Eastern Maryland ($9.76 million), Suburban and Southern Maryland ($7.12 million), and Western Maryland ($5.8 million).



Source: SDAT

Personal Property Tax Credits – Enterprise Zone Focus Area

Eligible businesses in an EZ Focus Area (Baltimore City and Prince George's County) may claim a ten-year credit against local personal property taxes on new investment in personal property within a focus area. The amount is 80% of the eligible assessment in each year of the entire ten-year period.

SDAT reports on the personal property investment made in the EZ Focus Area, the number of businesses receiving personal property tax credits and the State's one-half reimbursement back to local jurisdictions for the property taxes abated as a result of the credits. In FY 2025, 5 businesses located in an EZ Focus Area will receive personal property tax credits totaling $2.4 million.

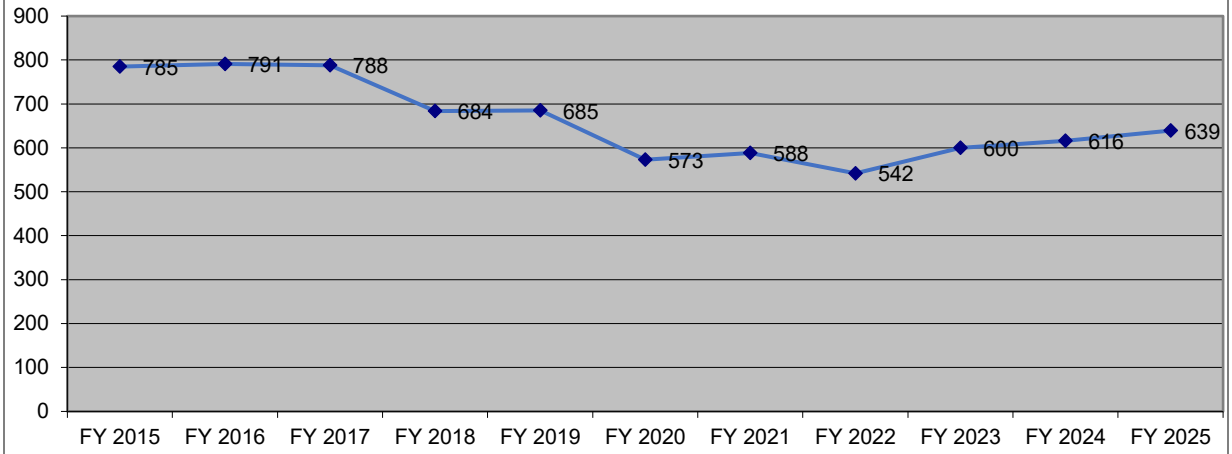
Business Activity in the Enterprise Zones

Growth in Enterprise Zone Activity

The program has been in existence for over thirty years, and since FY 1985 it has grown from two businesses in two zones receiving property tax credits to 639 businesses. Qualified businesses in an EZ receive property tax credits for a 10-year period. In recent years, the trend has been for jurisdictions to apply to expand their existing zones.

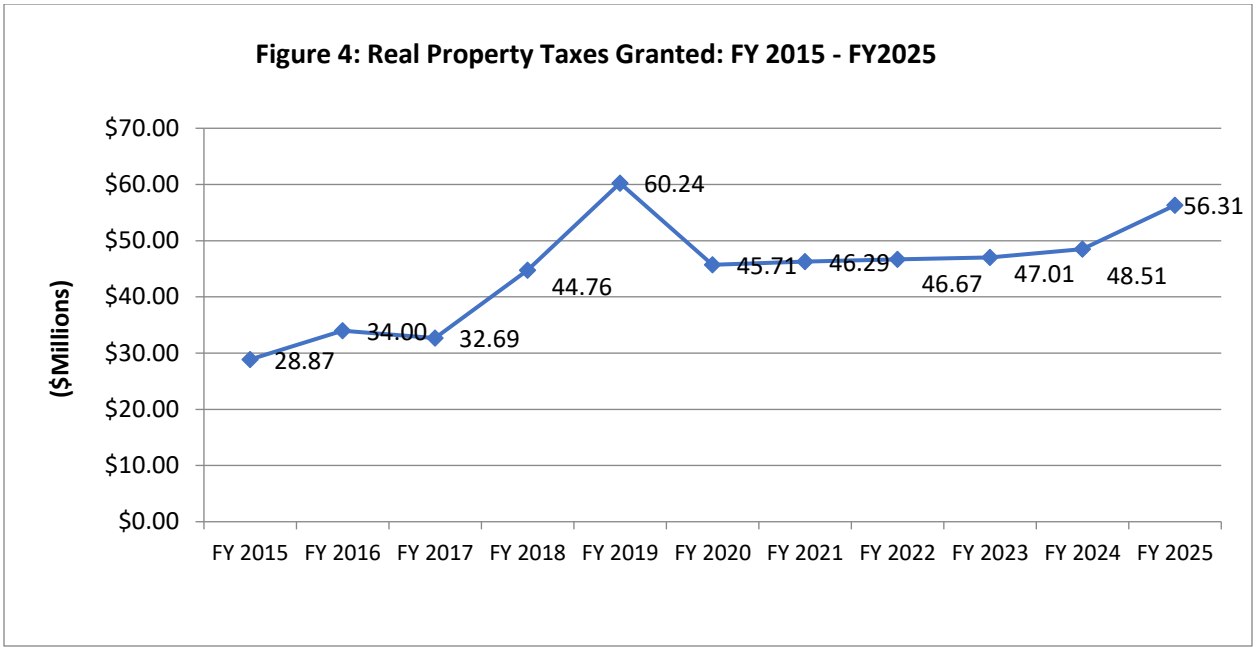
Figure 3 illustrates the number of businesses receiving real property credits on an annual basis over the last ten years.

Figure 3: Number of Businesses Receiving Real Property Tax Credits FY 2015-2025



Source: SDAT

As investment has increased, the value of property tax credits granted to businesses within the zones has also risen. Real property tax abatements grew from approximately $58,000 in the program's first year to more than $56.3 million. Over the past decade, property tax credits nearly doubled, increasing from about $28.8 million to $56.3 million (Figure 4). The decline in FY 2020 reflects both a reduction in the number of businesses receiving credits and downward reassessments of certain properties. Property tax credits peaked in FY 2019 and then remained relatively stable from FY 2021 through FY 2024. In FY 2025, credits began to rise again as new businesses located in newly designated or expanded EZs.



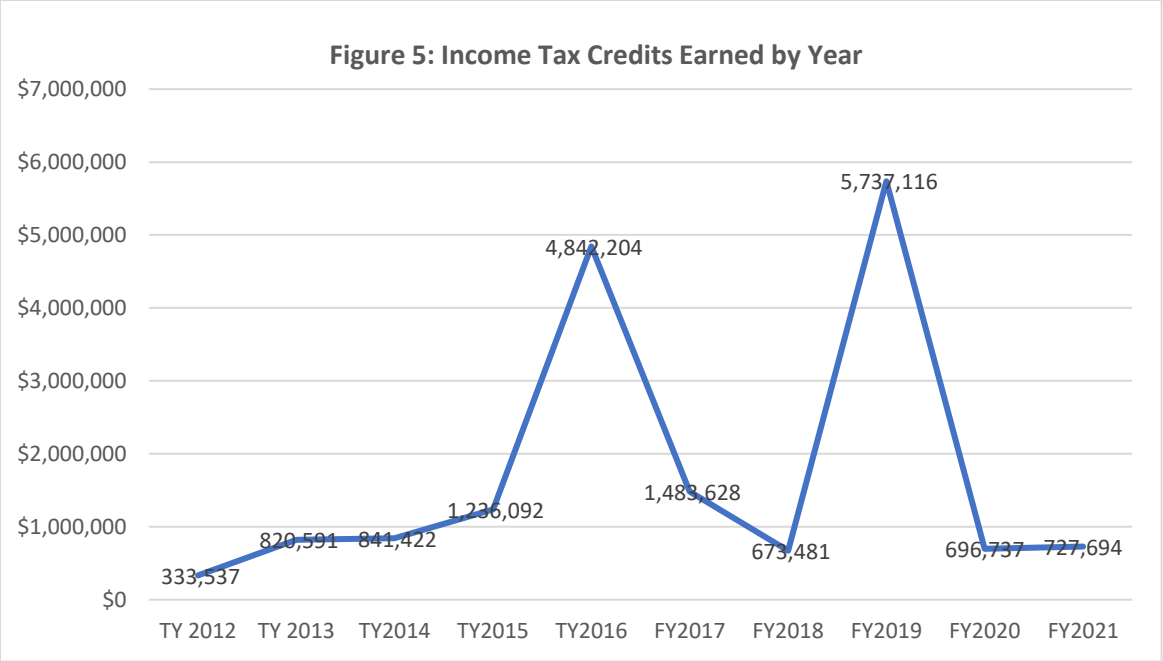
Source: SDAT

Income Tax Credits

Eligible businesses in an EZ may claim one-year or three-year income tax credits for wages paid to new employees in new positions. The general credit is a one-time $1,000 credit for each new qualified employee filling a newly created position in an EZ, or $1,500 for each new qualified employee in a focus area. For economically disadvantaged employees, the credit increases to a total of $6,000 per worker in an EZ or a total of $9,000 per worker in a focus area distributed over three years. Businesses claim the EZ income tax credits on the Maryland Form 500CR when they submit their business or individual income tax returns to the Comptroller. If the credit allowed in any tax year exceeds the State income tax liability for that tax year, a business entity may apply the excess as a credit against the State income tax for succeeding tax years until the earlier of the full amount of the excess is used or the expiration of the 5th tax year from the date on which the business entity hired the qualified employee to whom the credit first applies. The Comptroller collects and compiles this tax return data.

The Comptroller has provided consistent tax return data on the EZ income tax credits from calendar tax years 1995 to 2016. The Comptroller changed their reporting system and has provided data on a fiscal year basis beginning with fiscal year 2017 through 2021. As shown in Figure 5, the usage of the credits varies from year-to-year and hit the highest in FY 2019. Businesses in EZs have earned a total of over $29 million in income tax credits from 1995 to FY 2021.

According to the Maryland Department of Labor, even though larger State income tax credits are given to businesses hiring economically disadvantaged employees, only a dozen employers have received Tax Credit Employer Certification in the last five years.



Source: Comptroller of Maryland
*The Comptroller updated their reporting system and provided income tax credit data on FY basis from FY 2017 through FY 2021.
** FY 2022, FY 2023 and FY 2024 Unavailable

Created in the early 1980's, the Maryland Enterprise Zone tax credit program has been one of the most widely used and recognized economic development tax credit programs in the State. 19 of the 24 jurisdictions in Maryland currently have at least one EZ in operation. Many jurisdictions operate multiple EZs. Additionally, two jurisdictions, Baltimore City and Prince George's County operate Focus Areas (FA). As of 2025, there are 639 businesses certified for the program in 19 counties.

The EZ program has multiple components and two credits within it designed to assist in the attraction, retention, and expansion of commercial enterprise, as well as to encourage job creation. The program also provides for individual zones to be established allowing for multiple zones to be created across the State. The purpose of the EZs is to attract, retain, and encourage commercial development in economically distressed areas of the State, in partnership with political subdivisions, by incentivizing capital investment and job creation through real property and income tax credits.

The Enterprise Zone tax credit program is unique. The program requires not only coordination between businesses and a local Administrator, but it also requires coordination between the local Administrators and multiple State agencies. Each agency plays a separate role in the program and is impacted by the various rules, requirements, and procedures. While Commerce has significant responsibility for the program, the State Department of Assessments and Taxation (SDAT), the Department of Labor (DOL), and the Comptroller of Maryland (Comptroller) each play a key role in the implementation of the program and the tax credits.

The EZ program has seen many changes throughout its history. The most recent changes occurred in 2022. These changes to the program were made to better understand the businesses claiming the credits and the effectiveness of these credits to meet the program's purpose. By understanding the businesses who participate in the program, which credits they utilize, and more about the program overall, it is possible to ensure that the program is meeting its purpose.

This report seeks to accomplish the following goals:

1. Comply with the statutory requirement to evaluate the EZ program.
2. Examine the certifications of the EZ program over the past several years.
3. Provide an evaluation of the EZ program.
4. Identify ways to improve evaluating the EZ program in subsequent years.

STATUTE CHANGES

While the program has experienced multiple changes since its creation, the last changes to the program occurred in 2022. In 2022, House Bill 478 made several alterations to the existing Enterprise Zone tax credit program. These changes took effect in June 2022 and included (1) altering the authority of the Secretary of Commerce to designate areas as EZs; (2) altering the definitions of "focus area employee" and "qualified employee" for the income tax credit; (3) establishing the purpose of the program; and (4) altering certain eligibility and reporting requirements. Additionally, this bill required new reporting requirements. These requirements included:

1. Removing the Comptroller from evaluating the effectiveness of tax credits in the annual mandated report of the EZs.
2. Requiring SDAT to submit a report to Commerce by September 15th of each year on the number of properties claiming a property tax credit, number of newly certified qualified properties for the property tax credit, and the name, location and amount of tax savings received by each taxpayer receiving a property tax credit.
3. Requiring the Comptroller to report to Commerce by September 15th of each year on the name and address of each business entity that claimed an income tax credit, the business activity of the business entity, the number of qualified employees by the business entity, the number of economically disadvantaged individuals employed by the business entity, and the total amount of income tax credit claimed by the business entity.
4. Requiring "the County" to report notable examples of redevelopment or new businesses in the EZ due to tax credits, and a description of future economic development projects that might claim the tax credits including whether the project may qualify for tax credits and the anticipated capital or personal property expenditures for the project. Requiring the Secretary of Commerce to withhold designation if the EZ fails to submit the report.
5. Requiring Commerce to develop "formal metrics and a framework for analyzing the cost effectiveness of each enterprise zone; and the effectiveness of each enterprise zone in attracting businesses and increasing employment."

DATA LIMITATIONS

This report marks the fourth evaluation of the EZ program and not only adds an additional year of data to include in the report, but also builds upon the State tax revenue generated which was included in the 2023 and 2024 reports. Despite the addition of this data, limitations continue to persist. The ability to evaluate the program depends on the data and information from the program. This section of the report describes these limitations and issues.

The statutory requirement to evaluate the program was established before it was even known if the data needed for the evaluation was available. Because the program requires multiple agencies at both the State and local level to participate, all the agencies continue to collect only the data they feel is needed. There is no requirement to identify what data is needed, how they collect, or how to share the data and information. This creates multiple gaps in what data is collected, how it is collected, and if it can be shared. Additionally, there is often little to no formal training provided to local Administrators or meetings involving the State agencies and local Administrators. Each jurisdiction is responsible for having a local Zone Administrator and this person frequently does not understand the intricacies of the program, processes, data tracking, or reporting. Finally, many of the jurisdictions face issues with staff turnover or simply a lower number of properties that participate in the program, making their ability to understand the program and to implement the program difficult.

Due to timing issues, not every agency has a consistent reporting of data on the EZ program. For instance, the Comptroller uses tax years while SDAT uses fiscal years. Local Administrators report information on certifications on a calendar year basis. There is no requirement for a specific period to be used when collecting or providing EZ data. This creates issues when trying to examine the data and provides a consistent picture for evaluating the program. Additionally, businesses can amend tax returns meaning they could claim a credit for a prior year, or they can dispute a property assessment, affecting the timing, reporting, and valuation of a possible real property credit.

Another issue is data quality. Due to the use of various data systems, data entry, and data validation methods, there are issues surrounding the quality and accuracy of program data. Examples of data issues include the address or ownership of a company claiming the credit, the location of the EZ where they are claiming the credit, the completeness of the certification applications, whether the data submitted was accurate, the year which the credit is applied and ends, and the amount of investment into a property.

Another complicated factor is that the EZ program has multiple time periods and levels of tax credits. The real property tax credit is for 10 years with the amount of the credit decreasing in the later years of the program. For a Focus Area, the real property tax credit is also 10 years, but the amount of credit remains constant. The amount of the credit is also complicated through taxes not only issued by the jurisdiction, but if there are municipal or city taxes collected as well. Additionally, the corporate income tax credit (jobs credit) is for a single year, but this becomes three years when the employee is certified as being economically disadvantaged and the credit per year changes for both employees within an EZ or FA.

These issues collectively complicate evaluation of the EZ program. The impacts of the program vary based on the tax credit and for the real property tax credit, it is necessary to examine the program over a much longer period to understand the impact of the program on the real property taxes paid by the business and collected by the State and County. Additionally, the program does not consider any employment at businesses who collect the real property tax.

It is important not only to ensure that the data and information necessary to track and evaluate the program are consistently collected and shared, but also to recognize that local Administrators are responsible for a wide range of duties in addition to administering the EZ. Challenges, including retirements and staff turnover, further underscore the need for ongoing training on the program, as well as continued efforts to strengthen relationships among state and local partners to enhance the overall effectiveness of the EZ program.

PROGRAM STATISTICS

The EZ program is one of the most widely used tax credit programs in Maryland. In 2024, 6639 companies were certified by the EZ program. It is among only a handful of economic development tax credit programs that have multiple goals and impacts multiple state and local government agencies.

This examination and evaluation of the EZ program focuses on providing data on each of the tax credits available through the program from FY 2020 to FY 2025.

Real Property Credits

A total of 19 jurisdictions operate 34 EZs in Maryland. Two jurisdictions, Baltimore City and Prince George's County, operate Focus Areas (FA). In FY 2025, there were a total of 639 active certifications for the real property tax credit. Of these, 93% were in an EZ and 7% were within a FA. Of the total EZ and FA real property certifications in FY 2025, 35% were in Baltimore City, 15% were in Prince George's County, 7% were in Queen Anne's County, 7% were in Wicomico County, and 6% were in Harford County.

From FY 2021 to FY 2025, the total number of real property certifications increased by 27%. EZ certifications increased by 28% but certifications within FA only increased by a total of 7 certifications. The total number of certifications within FAs held nearly steady from FY 2022 to FY 2025. Total certifications decreased in six jurisdictions from FY 2021 to FY 2025. These include Harford County (-11), Montgomery County (-9), and Caroline County (-8). The jurisdictions with the greatest increase in the number of certifications from FY 2021 to FY 2025 included Cecil County (28), Talbot County (21), Queen Anne's County (20), and Kent County (18).

Total Number of Enterprise Zone Certifications by County

County	FY21	FY22	FY23	FY24	FY25	Change	% Change
Total	504	538	596	614	639	135	27%
Enterprise Zone Only	464	492	550	568	592	128	28%
Focus Area Only	40	46	46	46	47	7	18%
Allegany County	15	11	10	9	13	(2)	-13%
Baltimore City	189	172	193	195	194	5	3%
Baltimore City (Focus Area)	22	28	28	29	29	7	32%
Baltimore County	19	23	24	29	33	14	74%
Calvert County	-	-	-	-	-	-	
Caroline County	12	1	2	4	4	(8)	-67%
Cecil County	-	14	15	18	28	28	
Dorchester County	4	3	1	4	4	-	0%
Frederick County	1	3	4	4	4	3	300%
Garrett County	6	6	5	5	3	(3)	-50%
Harford County	52	49	49	46	41	(11)	-21%
Kent County	2	5	7	12	20	18	900%
Montgomery County	12	11	11	4	3	(9)	-75%
Prince George's County	57	77	76	73	76	19	33%
Prince George's County (Focus Area)	18	18	18	17	18	-	0%
Queen Anne's County	26	31	44	44	46	20	77%
St. Mary's County	4	3	1	1	-	(4)	-100%
Somerset County	5	8	9	13	13	8	160%
Talbot County	1	1	21	21	22	21	2100%
Washington County	25	29	29	35	37	12	48%
Wicomico County	30	39	43	44	43	13	43%
Worcester County	4	6	6	7	8	4	100%

It is important to examine the number of new real property tax credit certifications in addition to total certifications. New certifications are an indicator of both economic activity and real estate investment. Since the EZ program has a 10-year real property tax credit, these new certifications also provide insight into future impacts of the program. In FY 2024 there were 51 new real property tax credit certifications. This was 8% of the total real property certifications. From FY 2021 to FY 2025, the total number of new certifications decreased by 28%. The greatest number of new certifications in FY 2025 was in Cecil County, followed by Baltimore City, and Kent County. From FY 2021 to FY 2025, 6 jurisdictions have experienced a decrease in the number of new property certifications. The jurisdictions with the greatest decreases included Prince George’s County, Queen Anne’s County, and Harford County.

Total Number of New Enterprise Zone Certifications by County

County	FY21	FY22	FY23	FY24	FY25	Change	% Change
Total	70	85	75	59	51	(19)	-28%
Enterprise Zone Only	53	80	75	57	51	(2)	-3%
Focus Area Only	17	5	-	2	-	(17)	-850%
Allegany County	2	1	1	-	4	2	200%
Baltimore City	12	14	21	17	9	(3)	-9%
Baltimore City (Focus Area)	1	5	-	2	-	(1)	-100%
Baltimore County	2	6	1	8	5	3	50%
Calvert County	-	-	-	-	-	-	
Caroline County	4	1	1	2	-	(4)	
Cecil County	-	2	2	3	10	10	1000%
Dorchester County	-	-	-	3	-	-	
Frederick County	-	2	1	-	-	-	0%
Garrett County	-	-	-	-	-	-	
Harford County	8	9	4	2	-	(8)	-800%
Kent County	2	3	2	4	7	5	
Montgomery County	-	-	-	-	-	-	0%
Prince George's County	6	22	-	-	6	-	0%
Prince George's County (Focus Area)	16	-	-	-	-	(16)	-1600%
Queen Anne's County	13	5	11	1	1	(12)	-200%
St. Mary's County	-	-	-	-	-	-	
Somerset County	1	-	1	4	1	-	0%
Talbot County	-	-	20	-	1	1	100%
Washington County	2	2	4	10	4	2	
Wicomico County	1	11	6	2	2	1	
Worcester County	-	2	-	1	1	1	25%

The EZ real property tax credit is based off the increase in assessed value to a property resulting from property improvements. Property improvements can be made when a company is either locating, expanding, or to enhance its functionality and may be done as part of a firm's plan to reinvest within its location instead of seeking to locate elsewhere.

In FY 2025, there was over $5 billion in property improvements made by EZ certified companies. From FY 2021 to FY 2025, the amount of property improvements increased by over $1.5 billion (43%). Over the same time period, both the amount of investment in properties located within the EZ and FAs increased. The jurisdictions with the greatest value of property improvements in FY 2025 include Baltimore City ($1.8 billion), Baltimore County ($904 million), Cecil County ($880 million), Prince George's County ($502 million), and Harford County ($450 million). For purposes of this discussion, jurisdictions with both an EZ and FA were combined.

Total Value of Enterprise Zone Investment by County

County	FY21	FY22	FY23	FY24	FY25	Change	% Change
Total	$ 3,541,175,864	$ 4,155,075,702	$ 4,280,695,720	$ 4,558,538,391	$ 5,074,911,617	$ 1,533,735,753	43%
Enterprise Zone Only	$ 3,307,963,995	$ 3,556,103,901	$ 3,720,587,240	$ 3,928,986,957	$ 4,392,454,829	$ 1,084,490,834	33%
Focus Area Only	$ 233,211,869	$ 598,971,801	$ 560,108,480	$ 629,551,434	$ 682,456,788	$ 449,244,919	193%
Allegany County	$ 36,128,496	$ 18,328,567	$ 10,349,162	$ 9,242,001	$ 14,642,295	$ (21,486,201)	-59%
Baltimore City	$ 1,512,253,387	$ 1,302,475,003	$ 1,289,988,363	$ 1,171,991,871	$ 1,223,483,157	$ (288,770,230)	-19%
Baltimore City (Focus Area)	$ 214,788,783	$ 564,280,205	$ 520,646,516	$ 602,667,568	$ 625,155,117	$ 410,366,334	191%
Baltimore County	$ 356,445,500	$ 593,163,867	$ 628,606,767	$ 808,269,818	$ 904,152,500	$ 547,707,000	154%
Calvert County	$ -	$ -	$ -	$ -	$ -	$ -	
Caroline County	$ 375,913,089	$ -	$ -	$ 92,000	$ 302,000	$ (375,611,089)	-100%
Cecil County	$ -	$ 390,391,166	$ 484,390,648	$ 562,289,035	$ 879,660,732	$ 879,660,732	
Dorchester County	$ 531,294	$ 259,834	$ -	$ 4,333,200	$ 4,486,300	$ 3,955,006	744%
Frederick County	$ -	$ 1,023,900	$ 3,753,300	$ 3,875,634	$ 4,119,333	$ 4,119,333	
Garrett County	$ 10,864,001	$ 10,993,832	$ 10,141,767	$ 10,295,634	$ 9,504,266	$ (1,359,735)	-13%
Harford County	$ 394,951,747	$ 444,661,565	$ 463,543,002	$ 473,716,570	$ 449,671,708	$ 54,719,961	14%
Kent County	$ 11,173,000	$ 17,285,200	$ 24,466,133	$ 25,015,600	$ 26,872,194	$ 15,699,194	141%
Montgomery County	$ 207,661,598	$ 207,471,400	$ 160,124,799	$ 117,540,300	$ 116,842,266	$ (90,819,332)	-44%
Prince George's County	$ 283,622,096	$ 416,929,049	$ 413,342,238	$ 465,178,106	$ 444,717,468	$ 161,095,372	57%
Prince George's County (Focus Area)	$ 18,423,086	$ 34,691,596	$ 39,461,964	$ 26,883,866	$ 57,301,671	$ 38,878,585	211%
Queen Anne's County	$ 13,177,500	$ 13,984,400	$ 17,107,517	$ 17,981,350	$ 18,338,784	$ 5,161,284	39%
St. Mary's County	$ 10,978,567	$ 10,094,700	$ 4,185,133	$ 4,242,867	$ -	$ (10,978,567)	-100%
Somerset County	$ 806,900	$ 822,766	$ 1,070,000	$ 2,208,300	$ 3,392,200	$ 2,585,300	320%
Talbot County	$ 433,900	$ 580,600	$ 727,300	$ 874,000	$ 1,349,040	$ 915,140	211%
Washington County	$ 69,871,566	$ 98,312,267	$ 175,283,733	$ 214,384,032	$ 253,480,664	$ 183,609,098	263%
Wicomico County	$ 21,593,454	$ 27,742,452	$ 31,898,611	$ 35,712,639	$ 35,566,489	$ 13,973,035	65%
Worcester County	$ 1,557,900	$ 1,583,333	$ 1,608,767	$ 1,744,000	$ 1,873,433	$ 315,533	20%

The EZ real property tax credit is not a by-right credit. The business must first verify that they are within the EZ and then apply to the local Administrator for certification. As previously mentioned, each jurisdiction has both State and local standards that must be met for the business to become certified. Once certified, the company completes capital improvements that result in an increase in the assessed value of the property. The actual credit is only a partial reduction of the total increase that the business/property owner would pay on the new and higher property assessed value. The credit is applied to the local and any municipal real property taxes. It is not applied to any State real property taxes.

In FY 2025, the value of the EZ real property tax credit was $56.3 million dollars. Of this total, $44.6 million was in EZ certified properties and $11.7 million was in FA certified properties. From FY 2021 to FY 2025, the total amount of real property credits increased by $10.9 million (24%). Most of the increase is from properties located within the EZ.

The jurisdictions with the highest total tax credit value in FY 2025 included Baltimore City ($29.5 million), Cecil County ($8.4 million), Baltimore County ($7.6 million), Prince George's County ($3.4 million), and Harford County ($3.2 million). The totals for Baltimore City and Prince George's include both EZ and FA.

From FY 2021 to FY2025, there has been a mixture of jurisdictions experiencing a decline in the total real property tax credit value while others have experienced an increase. The jurisdictions with the greatest decrease in tax credit value include Caroline County ($3 million), Baltimore City ($2.6 million) and Montgomery County ($780,198). The jurisdictions with the greatest increases include Cecil County ($8.4 million) and Baltimore County ($4.6 million).

Total Value of Enterprise Zone Credit by County

County	FY21	FY22	FY23	FY24	FY25	Change	% Change
Total	$45,442,008	$48,190,137	$49,253,298	$50,337,986	$56,307,162	$10,865,154	24%
Enterprise Zone Only	$35,257,322	$37,764,589	$38,316,134	$39,284,541	$44,604,353	$ 9,347,031	27%
Focus Area Only	$10,184,686	$10,425,548	$10,937,164	$11,053,444	$11,702,809	$ 1,518,123	15%
Allegany County	$ 270,440	$ 158,246	$ 108,606	$ 101,987	$ 165,031	$ (105,409)	-39%
Baltimore City	$ 22,050,095	$ 20,639,455	$ 19,251,754	$ 17,247,635	$ 18,219,630	$ (3,830,466)	-17%
Baltimore City (Focus Area)	$ 10,037,302	$ 10,148,015	$ 10,621,468	$ 10,838,374	$ 11,242,790	$ 1,205,488	12%
Baltimore County	$ 2,851,479	$ 4,804,055	$ 4,974,450	$ 6,676,057	$ 7,608,868	$ 4,757,390	167%
Calvert County	$ -	$ -	$ -	$ -	$ -	$ -	
Caroline County	$ 3,041,139	$ -	$ -	$ 1,310	$ 4,300	$ (3,036,839)	-100%
Cecil County	$ -	$ 3,108,570	$ 4,071,926	$ 4,858,201	$ 8,424,576	$ 8,424,576	
Dorchester County	$ 2,589	$ 1,383	$ -	$ 60,190	$ 62,317	$ 59,727	2307%
Frederick County	$ -	$ 13,710	$ 50,474	$ 51,847	$ 54,728	$ 54,728	
Garrett County	$ 95,462	$ 93,168	$ 78,455	$ 67,329	$ 54,665	$ (40,797)	-43%
Harford County	$ 2,836,322	$ 3,589,961	$ 3,679,773	$ 3,486,771	$ 3,245,773	$ 409,451	14%
Kent County	$ 110,718	$ 201,227	$ 282,868	$ 289,220	$ 311,445	$ 200,728	181%
Montgomery County	$ 1,015,051	$ 860,542	$ 531,127	$ 325,802	$ 234,853	$ (780,198)	-77%
Prince George's County	$ 2,030,068	$ 2,958,510	$ 2,897,701	$ 3,194,409	$ 2,973,059	$ 942,991	46%
Prince George's County (Focus Area)	$ 147,385	$ 277,533	$ 315,696	$ 215,071	$ 460,019	$ 312,635	212%
Queen Anne's County	$ 89,301	$ 94,769	$ 115,934	$ 113,335	$ 106,547	$ 17,245	19%
St. Mary's County	$ 42,947	$ 32,673	$ 14,193	$ 10,791	$ -	$ (42,947)	-100%
Somerset County	$ 5,754	$ 11,144	$ 17,208	$ 35,704	$ 53,519	$ 47,765	830%
Talbot County	$ 2,212	$ 2,960	$ 3,820	$ 4,590	$ 7,271	$ 5,059	229%
Washington County	$ 493,049	$ 810,132	$ 1,824,619	$ 2,323,574	$ 2,637,283	$ 2,144,233	435%
Wicomico County	$ 300,141	$ 363,151	$ 391,732	$ 412,455	$ 418,285	$ 118,144	39%
Worcester County	$ 20,554	$ 20,932	$ 21,496	$ 23,333	$ 22,203	$ 1,650	8%

In FY 2025, the average business claiming the EZ credit invested $7.9 million into their property. This amount has increased by 18% from FY 2021 and is an indication of continued real estate development, business retention, and business expansion. The greatest increases in the average property investment were within Focus Areas. The counties in FY 2025 with the highest average property investment included Montgomery County ($38.9 million), Cecil County ($31.4 million), Baltimore County ($27.4 million), and Baltimore City – Focus Area ($21.6 million).

Average Value of Enterprise Zone Investment by Certification by County

County	FY21	FY22	FY23	FY24	FY25	Change	% Change
Total	$ 7,026,143	$ 7,723,189	$ 7,182,375	$ 7,424,330	$ 7,941,959	$ 915,816	13%
Enterprise Zone Only	$ 7,129,233	$ 7,227,853	$ 6,764,704	$ 6,917,231	$ 7,419,687	$ 290,454	4%
Focus Area Only	$ 5,830,297	$ 13,021,126	$ 12,176,271	$ 13,685,901	$ 14,520,357	$ 8,690,060	149%
Allegany County	$ 2,408,566	$ 1,666,233	$ 1,034,916	$ 1,026,889	$ 1,126,330	$ (1,282,236)	-53%
Baltimore City	$ 8,001,341	$ 7,572,529	$ 6,683,878	$ 6,010,215	$ 6,306,614	$ (1,694,726)	-21%
Baltimore City (Focus Area)	$ 9,763,127	$ 20,152,864	$ 18,594,518	$ 20,781,640	$ 21,557,073	$ 11,793,947	121%
Baltimore County	$ 18,760,289	$ 25,789,733	$ 26,191,949	$ 27,871,373	$ 27,398,561	$ 8,638,271	46%
Calvert County	$ -	$ -	$ -	$ -	$ -	$ -	
Caroline County	$ 31,326,091	$ -	$ -	$ 23,000	$ 75,500	$ (31,250,591)	-100%
Cecil County	$ -	$ 27,885,083	$ 32,292,710	$ 31,238,280	$ 31,416,455	$ 31,416,455	
Dorchester County	$ 132,824	$ 86,611	$ -	$ 1,083,300	$ 1,121,575	$ 988,752	744%
Frederick County	$ -	$ 341,300	$ 938,325	$ 968,909	$ 1,029,833	$ 1,029,833	
Garrett County	$ 1,810,667	$ 1,832,305	$ 2,028,353	$ 2,059,127	$ 3,168,089	$ 1,357,422	75%
Harford County	$ 7,595,226	$ 9,074,726	$ 9,460,061	$ 10,298,186	$ 10,967,603	$ 3,372,377	44%
Kent County	$ 5,586,500	$ 3,457,040	$ 3,495,162	$ 2,084,633	$ 1,343,610	$ (4,242,890)	-76%
Montgomery County	$ 17,305,133	$ 18,861,036	$ 14,556,800	$ 29,385,075	$ 38,947,422	$ 21,642,289	125%
Prince George's County	$ 4,975,826	$ 5,414,663	$ 5,438,714	$ 6,372,303	$ 5,851,546	$ 875,719	18%
Prince George's County (Focus Area)	$ 1,023,505	$ 1,927,311	$ 2,192,331	$ 1,581,404	$ 3,183,426	$ 2,159,921	211%
Queen Anne's County	$ 506,827	$ 451,110	$ 388,807	$ 408,667	$ 398,669	$ (108,158)	-21%
St. Mary's County	$ 2,744,642	$ 3,364,900	$ 4,185,133	$ 4,242,867	$ -	$ (2,744,642)	-100%
Somerset County	$ 161,380	$ 102,846	$ 118,889	$ 169,869	$ 260,938	$ 99,558	62%
Talbot County	$ 433,900	$ 580,600	$ 34,633	$ 41,619	$ 61,320	$ (372,580)	-86%
Washington County	$ 2,794,863	$ 3,390,078	$ 6,044,267	$ 6,125,258	$ 6,850,829	$ 4,055,966	145%
Wicomico County	$ 719,782	$ 711,345	$ 741,828	$ 811,651	$ 827,128	$ 107,346	15%
Worcester County	$ 389,475	$ 263,889	$ 268,128	$ 249,143	$ 234,179	$ (155,296)	-40%

Even though there has been a slight increase in the average amount invested in EZ certified properties from FY 2021 to FY 2025, the total amount of credit received by these businesses has decreased. In FY 2025, the average real property credit is slightly over $88,000. Businesses within the EZ receive a credit of $75,345 and Focus Area businesses receive a credit of $248,996. The counties with the greatest average real property credit include Baltimore City – Focus Area ($387,682), Cecil County ($300,878), and Baltimore County ($230,572).

Average Value of Enterprise Zone Credit by Certification by County

County	FY21	FY22	FY23	FY24	FY25	Change	% Change
Total	$ 90,163	$ 89,573	$ 82,640	$ 81,984	$ 88,118	$ (2,045)	-2%
Enterprise Zone Only	$ 75,986	$ 76,757	$ 69,666	$ 69,163	$ 75,345	$ (640)	-1%
Focus Area Only	$ 254,617	$ 226,642	$ 237,764	$ 240,292	$ 248,996	$ (5,621)	-2%
Allegany County	$ 18,029	$ 14,386	$ 10,861	$ 11,332	$ 12,695	$ (5,335)	-30%
Baltimore City	$ 116,667	$ 119,997	$ 99,750	$ 88,449	$ 93,916	$ (22,752)	-20%
Baltimore City (Focus Area)	$ 456,241	$ 362,429	$ 379,338	$ 373,737	$ 387,682	$ (68,559)	-15%
Baltimore County	$ 150,078	$ 208,872	$ 207,269	$ 230,209	$ 230,572	$ 80,494	54%
Calvert County	$ -	$ -	$ -	$ -	$ -	$ -	
Caroline County	$ 253,428	$ -	$ -	$ 328	$ 1,075	$ (252,353)	-100%
Cecil County	$ -	$ 222,041	$ 271,462	$ 269,900	$ 300,878	$ 300,878	
Dorchester County	$ 647	$ 461	$ -	$ 15,047	$ 15,579	$ 14,932	2307%
Frederick County	$ -	$ 4,570	$ 12,619	$ 12,962	$ 13,682	$ 13,682	
Garrett County	$ 15,910	$ 15,528	$ 15,691	$ 13,466	$ 18,222	$ 2,311	15%
Harford County	$ 54,545	$ 73,265	$ 75,097	$ 75,799	$ 79,165	$ 24,621	45%
Kent County	$ 55,359	$ 40,245	$ 40,410	$ 24,102	$ 15,572	$ (39,787)	-72%
Montgomery County	$ 84,588	$ 78,231	$ 48,284	$ 81,450	$ 78,284	$ (6,303)	-7%
Prince George's County	$ 35,615	$ 38,422	$ 38,128	$ 43,759	$ 39,119	$ 3,504	10%
Prince George's County (Focus Area)	$ 8,188	$ 15,418	$ 17,539	$ 12,651	$ 25,557	$ 17,369	212%
Queen Anne's County	$ 3,435	$ 3,057	$ 2,635	$ 2,576	$ 2,316	$ (1,118)	-33%
St. Mary's County	$ 10,737	$ 10,891	$ 14,193	$ 10,791	$ -	$ (10,737)	-100%
Somerset County	$ 1,151	$ 1,393	$ 1,912	$ 2,746	$ 4,117	$ 2,966	258%
Talbot County	$ 2,212	$ 2,960	$ 182	$ 219	$ 330	$ (1,881)	-85%
Washington County	$ 19,722	$ 27,936	$ 62,918	$ 66,388	$ 71,278	$ 51,556	261%
Wicomico County	$ 10,005	$ 9,312	$ 9,110	$ 9,374	$ 9,728	$ (277)	-3%
Worcester County	$ 5,138	$ 3,489	$ 3,583	$ 3,333	$ 2,775	$ (2,363)	-46%

State Tax Revenue Generated

SDAT provided Commerce with data on the total amount of State property tax revenue generated by EZ certified companies. This section of the report examines that data.

In total, EZ certified companies generated a total of $5.7 million in State property tax revenue in FY 2025. Of this revenue, 87% was generated by firms within the EZ and 13% were from firms within FAs. The jurisdictions that generated the greatest amount of State property tax revenue included Baltimore City ($2 million), Baltimore County ($1 million), Cecil County ($985,220), Prince George's County ($562,561), and Harford County ($503,632). Baltimore City and Prince George's County include both EZ and FA.

On average in FY 2025, EZ certified firms generated $8,826 in State property taxes. When considering only those EZ certified firms that earned a property tax credit and generated State property tax revenue, the average State property tax revenue per company increases to $10,868.

Maryland State Tax Value Generated, FY25

County	Total	Per Certification	Per Certification with Credit Generated
Total	$5,683,901	$ 8,826	$ 10,868
Enterprise Zone Only	$4,919,549	$ 8,310	$ 9,999
Focus Area Only	$ 764,352	$ 14,699	$ 24,657
Allegany County	$ 16,399	$ 1,261	$ 1,367
Baltimore City	$ 1,370,301	$ 7,063	$ 7,786
Baltimore City (Focus Area)	$ 700,174	$ 24,144	$ 25,932
Baltimore County	$ 1,012,651	$ 30,686	$ 31,645
Calvert County	$ -	$ -	$ -
Caroline County	$ 338	$ 85	$ 338
Cecil County	$ 985,220	$ 35,186	$ 39,409
Dorchester County	$ 5,025	$ 1,256	$ 2,512
Frederick County	$ 4,614	$ 1,153	$ 1,153
Garrett County	$ 10,645	$ 3,548	$ 3,548
Harford County	$ 503,632	$ 12,284	$ 13,612
Kent County	$ 30,097	$ 1,505	$ 1,770
Montgomery County	$ 130,863	$ 43,621	$ 65,432
Prince George's County	$ 498,084	$ 6,554	$ 8,894
Prince George's County (Focus Area)	$ 64,178	$ 3,565	$ 16,044
Queen Anne's County	$ 20,539	$ 447	$ 978
St. Mary's County	$ -	$ -	$ -
Somerset County	$ 3,799	$ 292	$ 475
Talbot County	$ 1,511	$ 69	$ 72
Washington County	$ 283,898	$ 7,673	$ 9,790
Wicomico County	$ 39,834	$ 926	$ 996
Worcester County	$ 2,098	$ 262	$ 350

From FY 2023 to FY 2025, EZ certified firms generated $15.6 million in State property taxes. A total of $13.5 million in state tax revenue was generated by firms in the EZ and $2.1 million was generated by firms within the FA. It is important to note that the EZ credit is only a partial credit on the total amount of increased taxes due to capital improvements. Additionally, at this time neither Commerce nor SDAT has data from each jurisdiction and municipality on the total tax revenue generated by EZ certified businesses. This additional information would increase the total tax revenue generated by businesses within the EZ.

Maryland State Tax Value Generated, FY23-25

County	Total
Total	$ 15,634,552
Enterprise Zone Only	$ 13,487,024
Focus Area Only	$ 2,147,527
Allegany County	$ 38,293
Baltimore City	$ 4,127,719
Baltimore City (Focus Area)	$ 2,009,042
Baltimore County	$ 2,621,953
Calvert County	$ -
Caroline County	$ 441
Cecil County	$ 2,157,501
Dorchester County	$ 9,878
Frederick County	$ 13,158
Garrett County	$ 33,535
Harford County	$ 1,553,363
Kent County	$ 85,516
Montgomery County	$ 441,848
Prince George's County	$ 1,482,026
Prince George's County (Focus Area)	$ 138,485
Queen Anne's County	$ 59,839
St. Mary's County	$ 9,439
Somerset County	$ 7,471
Talbot County	$ 3,304
Washington County	$ 720,326
Wicomico County	$ 115,559
Worcester County	$ 5,853

Personal Property Credits

The personal property tax credit is available to only those properties certified within Focus Areas who are certified and increase the total taxable personal property that they possess. The total number of FA certifications decreased from 23 in FY 2021 to 5 in FY 2025 with no businesses receiving the personal property tax credit in Prince George's County.

Total Number of Focus Area Personal Property Certifications by County

County	FY21	FY22	FY23	FY24	FY25	Change	% Change
Total	23	17	16	12	5	(18)	-78%
Baltimore City	19	13	12	8	5	(14)	-74%
Prince George's County	4	4	4	4	-	(4)	-100%

The total investment in taxable personal property by FA certified companies was $55.6 million in FY 2025. All investment was made within Baltimore City. Additionally, the total taxable personal property decreased by 59% from $136.4 million in FY 2021.

Total Value of Personal Property Investment

County	FY21	FY22	FY23	FY24	FY25	Change	% Change
Total	$ 136,356,140	$ 129,404,690	$ 116,618,030	$ 80,979,530	$ 55,572,650	$ (80,783,490)	-59%
Baltimore City	$ 136,013,910	$ 129,279,070	$ 116,514,660	$ 80,890,960	$ 55,572,650	$ (80,441,260)	-59%
Prince George's County	$ 342,230	$ 125,620	$ 103,370	$ 88,570	$ -	$ (342,230)	-100%

The total tax credit value for the personal property credit in FY 2025 was $2.5 million. From FY 2021 to FY 2025, the total tax credit value decreased by 43%.

Total Value of Focus Area Personal Property Credit by County

County	FY21	FY22	FY23	FY24	FY25	Change	% Change
Total	$ 6,122,030	$ 5,814,899	$ 5,240,567	$ 3,638,629	$ 2,498,546	$ (2,607,556)	-43%
Baltimore City	$ 6,115,185	$ 5,812,387	$ 5,238,499	$ 3,636,858	$ 2,498,546	$ (2,590,933)	-42%
Prince George's County	$ 6,845	$ 2,512	$ 2,067	$ 1,771	$ -	$ (16,623)	-243%

On average, the businesses claiming the credit invested $11.1 million into taxable personal property in FY 2025. This is an increase from an average of $5.6 million per business in FY 2021. In Baltimore City, there are two businesses certified for the tax credit who have over $10 million in taxable personal property.

Average Value of Personal Property Investment

County	FY21	FY22	FY23	FY24	FY25	Change	% Change
Total	$ 5,928,528	$ 7,612,041	$ 7,288,627	$ 6,748,294	$ 11,114,530	$ 5,186,002	87%
Baltimore City	$ 7,158,627	$ 9,944,544	$ 9,709,555	$ 10,111,370	$ 11,114,530	$ 3,955,903	55%
Prince George's County	$ 85,558	$ 31,405	$ 25,843	$ 22,143	$ -	$ (85,558)	-100%

Per business claiming the personal property tax credit in FY 2025, they are receiving a credit of just under $500,000. The amount of credit per business has nearly doubled since FY 2021. One business in Baltimore City received 80% of the total credit issued.

Average Value of Focus Area Personal Property Credit by County

County	FY21	FY22	FY23	FY24	FY25	Change	% Change
Total	$ 266,175	$ 342,053	$ 327,535	$ 303,219	$ 499,709	$ 233,534	88%
Baltimore City	$ 321,852	$ 447,107	$ 436,542	$ 454,607	$ 499,709	$ 177,857	55%
Prince George's County	$ 1,711	$ 628	$ 517	$ 443	$ -	$ (1,711)	-100%

Corporate Income Credits

The corporate income tax credit is available to certified EZ and FA companies that hire new employees that meet specific requirements. Data and information on companies claiming the corporate income tax credit are provided by the Office of the Comptroller and originate on the Maryland Form 500CR (Part A). For both the previous evaluation and this current evaluation, no data on businesses claiming the Enterprise Zone Corporate Income tax credit was provided by the Office of the Comptroller.

It is important to note that it is possible that not all new employment at EZ and FA certified firms are captured by the corporate income tax credit. There are several reasons why this might be the case. First, the firm must create a qualified new position. These positions have multiple requirements. A new employee might not meet all or even any of these requirements. Due to the job requirements, many firms may not have the capabilities to calculate whether the positions they created meet the program requirements. Second, the firm must be certified for this credit separately from the real property or personal property credits. The firm might perceive the administrative costs to apply for the program to exceed the total credit value of the job created. Third, not every firm located within an EZ or FA might know about the program and the benefits available if they create a qualified position. Finally, the businesses within a property (i.e. the employers) might not be certified and instead, the property owner/landlord is the business which is certified to receive the credit.

EVALUATION

Noting the multiple and various data limitations mentioned earlier in this report and the issues surrounding the EZ program, it is still important to understand the effectiveness of the program. Using the data currently available, this section of the report seeks to provide an evaluation of the program.

As mentioned, for an EZ certified company to receive a tax credit, they must make capital improvements that result in an increase in assessed property value. In FY 2025, each EZ certified company made an average of $7.9 million in capital improvements. This figure has increased by 13% from FY 2021 to FY 2025.

The resulting real property credit is a portion of the total increase in local jurisdiction real property taxes from the capital improvements made by these companies. In FY 2025, each company made an average of $90 in capital improvements for each tax credit dollar they received. This is an increase of 15.7% from FY 2021 to FY 2025.

When examining the total tax credit value each EZ certified company receives, this decreased from $90,163 in FY 2021 to $81,984 in FY 2025. This is a decrease of 2.3%.

Enterprise Zone Real Property Evaluation

	FY21	FY22	FY23	FY24	FY25
Investment per Certification	$ 7,026,143	$ 7,723,189	$ 7,182,375	$ 7,424,330	$ 7,941,959
Investment per Credit Value	$ 78	$ 86	$ 87	$ 91	$ 90
Credit Value per Certification	$ 90,163	$ 89,573	$ 82,640	$ 81,984	$ 88,118

Certified businesses within the EZ generate revenue to Maryland through their local, municipal, and state real property taxes. Unfortunately, data on the local jurisdiction and municipal real property taxes were not available for this analysis. Data on State tax revenue was available from SDAT. From FY 2023 to FY 2025, the total real property taxes paid by EZ certified businesses increased by 11.5%. A certified business in the EZ paid on average $8,310 and a certified business within the FA paid on average $14,699 in FY 2025.

Maryland State Tax Value Generated per Certification

County	FY23	FY24	FY25
Total	$ 7,917	$ 8,156	$ 8,826
Enterprise Zone Only	$ 7,576	$ 7,747	$ 8,310
Focus Area Only	$10,937	$12,157	$14,699

Since only FA certified companies are eligible to receive the personal property tax credit, there are fewer companies that claim the credit. It is important to note that the personal property credit is valued at a higher level and is the same over the 10-year period at 80%. Per each personal property certified company, a total of $11.1 million in additional taxable personal property was added in FY 2025. The amount of personal property investment per certified company has increased by 88% from FY 2021 to FY 2025.

Each company increased their taxable personal property by an average of $22 for each tax credit dollar they received. This figure remained constant from FY 2021 to FY 2025.

In FY 2025, each certified firm received an average of $499,709 in personal property tax credits. From FY 2021 to FY 2025, the amount of personal property tax credit received per certified firm has increased by 88%. Many certifications of the firms receiving this credit will expire over the next two years, which will significantly lower the credit amount.

Enterprise Zone Personal Property Evaluation

	FY21	FY22	FY23	FY24	FY25
Investment per Certification	$ 5,928,528	$ 7,612,041	$ 7,288,627	$ 6,748,294	$ 11,114,530
Investment per Credit Value	$ 22	$ 22	$ 22	$ 22	$ 22
Credit Value per Certification	$ 266,175	$ 342,053	$ 327,535	$ 303,219	$ 499,709

The corporate income tax credit is the most underutilized part of the EZ program. Unfortunately, Commerce received no information on how many businesses are certified for the credit, and for the past two years no information on companies claiming the credit. Additionally, only qualified jobs are counted, which is an underrepresentation of the total number of jobs created by companies that are within the EZ or who are certified.

Because of the lack of data on businesses claiming the corporate income tax credit and on the associated jobs, Commerce is unable to assess the effectiveness of this aspect of the EZ program.

It is also important to note that often the business certified to participate in the EZ program is the property owner, and not necessarily the business that is the end user of the property. In these situations, the benefits of the program have been used to incentivize development of a property that enables it to be used for office space for other businesses that are employing Marylanders and contributing to Maryland's economy in other ways that are not effectively captured through program data. This makes it difficult to properly evaluate the effectiveness of the program or to capture its true return on investment.

NEXT STEPS

This report has sought to provide information on the impact of the Maryland EZ, but to also recognize additional information, data, and importantly coordination is needed. To create a more thorough evaluation of the EZ program that not only captures its overall impact but also examines how each zone impacts the local jurisdictions, several steps need to occur. This section of the report seeks to describe some of the possible steps needed to improve the evaluation of the Enterprise Zone tax credit program in Maryland.

Step 1: Coordination and Communication

The EZ program, while overseen by Commerce and involving a local administrator for each jurisdiction, also requires information and data from multiple other state agencies. These include the Maryland Department of Assessments and Taxation, the Maryland Department of Labor, and the Comptroller of Maryland.

The first step needs to involve a clear understanding of what data and information is available and to identify those pieces of data needed. This will involve improving communication and data sharing between all partners. Each of the partners collect and has a component of the information necessary to provide a complete picture of the program. As equally important to the data that is available is the data that needs to be collected, and which partner will be responsible for the collection. Local and municipal tax collections would improve the understanding of the revenue generated by each of the jurisdictions with the EZ program. This data is currently not available to Commerce. There needs to be a coordinated and agreed upon effort to collect, maintain, and provide the data and information needed to improve not only the reporting on the program, but increase its effectiveness and efficiency.

It is anticipated the Commerce will need to partner closely with the local administrators regarding data collection. Currently, there is much variation in the capacity of the Administrators in collecting and maintaining data and information related to the EZ program. Commerce will work with the local administrators and other state agencies to create EZ data collection tools as needed. These tools may include both EZ certification letters and databases. This will help ensure that the necessary data and information is collected and provided to Commerce for use in evaluating the EZ program. Commerce will work with the local Administrators to ensure that the correct data is being collected and that all necessary data is being collected and maintained. Commerce will also work with the local Administrators on ensuring data accuracy.

Step 2: Methodology and Evaluation

The second step in evaluating the EZ program is to identify a methodology to accomplish the goal established in the statute. The selected methodology will expand upon the metrics currently used but also improve upon understanding program impacts and effectiveness. In cases where the data needed for evaluating the program is not available, Commerce will work with the agencies and partners to identify the reasons why it is not available, if there is alternative data, and if not, how to address data gaps. An additional tool to possibly include would be to examine the

economic impact of the program on the State of Maryland. This might provide a way to see how the businesses participating in the program have impacted the State.

Using the data available and methodology, Commerce will then evaluate the EZ program focusing on the impacts at the State and jurisdiction level. If this evaluation requires additional data and information to be provided, there may be a lag between the identification of the evaluation methodology and its ability to be conducted.

Step 3: Recommendations

Once Commerce has been able to identify data gaps, collect the data available, and re-evaluate the EZ program, Commerce can work to find ways to further improve the EZ program. Commerce will review evaluations of the EZ program nationally or conducted in other states to see if there are ways to improve upon the implementation and results from the EZ program. Commerce will also review the outcomes from the EZ program evaluation and make recommendations based on the program outcomes in Maryland.

Through implementing this plan, Commerce believes that it will be able to provide a more complete and thorough evaluation of the Maryland EZ program. This plan will also build on the existing metrics and evaluation of the EZ program completed annually.

Excerpts from Administrator Reports: Impact of Enterprise Zone (EZ) Program

Allegany County – Route 220 South
Allegany County had 10 companies certified last fiscal year. 9 in Gateway Zone and 1 in our Route 220 South Zone.

The County did not have any new companies certify this year. 2 projects that anticipated being open for business in 2025, were delayed until 2026. We expect to have these companies apply next year for Enterprise Zone benefits.

We saw 4 businesses in our Gateway Enterprise Zone increase employment from FY 2023 to FY 2024. In addition, we are seeing expansions in operations and large capital spending to expand by Shroeder Industries, RH Lapp & Sons LLC, and Elite Hospitality Inc. Elite Hospitality, DBA as the Hampton Inn completed a $4 million upgrade to their facility. Being in the Enterprise Zone and receiving the benefits is allowing these companies to expand employment and equipment. Our employers are anticipating roughly 80 new jobs in this Enterprise Zone this year. Overall, companies in the Gateway Enterprise Zone spent over $8.7 million in capital improvements and equipment in FY 2024.

It is IMPERATIVE that Allegany County gets the Gateway EZ renewed for next year. The County will be applying before April to make sure that this happens.

Future economic development projects that might claim a tax credit:

Other future economic development opportunities include 2 new businesses in the Gateway Zone and 3 shovel-ready pad sites ready for development/marketing in 2026. Nexus W2V will open a state-of-the-art biochar facility in the Gateway Zone. They anticipate spending upwards of $100 million on equipment/capital/facilities and hiring upwards of 20 people. All jobs will be specialized, and all pay will be well over $60,000. Kingspan purchased the old Hunter Douglas facility in 2024. They will be opening their doors in 2nd/3rd quarter of 2026 and will hire upwards of 100 employees to start. In addition, they will be investing upwards of $50 million to expand the existing building that they occupy.

Allegany County – City of Frostburg
The city of Frostburg is in the process of preparing a new Enterprise Zone application due to the City's previous designation status expiring on 12/14/2024 – because the previous designation expired in 2024, we have not certified any new properties as eligible within an Enterprise Zone. Likewise, because the city's Enterprise Zone designation expired in 2024, none of the additional information that is being requested would pertain to an active Enterprise Zone.

Anne Arundel – Brooklyn Park
We did not have any utilization of the Brooklyn Park Enterprise Zone in FY 2025. We do believe that the Enterprise Zone program is a valuable economic development tool. We are exploring ways we can better market this program to potential participants.

Baltimore City – Baltimore City
There have been 11 certified Enterprise Zone properties this year, with a total private investment of $515,710,354.

Notable examples of redevelopment or new businesses relocating or expanding in the EZ due to the tax credits provided:

Under Armour is developing a new global headquarters campus on approximately 50 acres it acquired in the Baltimore Peninsula district (formerly known as Port Covington) on the Middle Branch waterfront in South Baltimore. The campus consolidates Under Armour's corporate, Americas regional, and innovation functions into one site and signals a long-term commitment to staying and growing in Baltimore City.

The new headquarters includes a mass timber signature office building, on-site athletic facilities (including outdoor basketball and soccer fields central to the campus), and supporting amenities. The building is designed to pursue LEED v4 Platinum, WELL Building Standard, and net-zero energy operations through strategies like geothermal heating/cooling, extensive solar, rainwater capture, and high-performance glazing. The project is elevated 17 feet to address sea level rise on this former industrial waterfront parcel.

Under Armour's HQ is the single most visible corporate relocation/expansion in a Baltimore City Enterprise Zone geography. It represents hundreds of retained high-wage corporate and product-development jobs that remain in-city (vs. leaving the tax base), plus future hiring tied to design, innovation, marketing, sports science, and athlete services. It also catalyzes adjacent private

investment in office, residential, hotel, retail, and public realm improvements at Baltimore Peninsula, a multi-billion-dollar redevelopment of former underutilized industrial land.

The Baltimore Peninsula buildout converts long-disinvested waterfront industrial acreage into taxable mixed-use assets producing construction jobs, permanent office/tech jobs, hotel keys, retail storefronts, and new housing supply. It directly complements (and is anchored by) Under Armour's HQ and sits in a South Baltimore Enterprise Zone census tract where city and State EZ incentives are designed to attract exactly this kind of large-scale private investment.

Baltimore County – Chesapeake

The number of properties newly certified as qualified properties: 6

- Holcim-MAR, Inc. 301 Earls Road, Middle River, MD 21220
- Rocket Lab Composites, LLC, 605 Chesapeake Park Plaza, Middle River MD 21220
- LMC Properties, Inc., 2401 Eastern Blvd.; 300 Chesapeake Park Plaza; 110 Chesapeake Park Plaza, Middle River, MD 21220
- Tradepoint Atlantic, LLC (TPA Maintenance Facility as tenant) 1331 Powerhouse Road, Baltimore, MD 21219
- Tradepoint Atlantic, LLC 1935 Reservoir Road, Baltimore, MD 21219
- Tradepoint Atlantic, LLC (University of Maryland Medical System Corporation as tenant) 1390 Sparrows Point Boulevard, Baltimore, MD 21219

Notable examples of redevelopment or new businesses relocating or expanding in the EZ due to the tax credits provided:

- JD Fields HDM Spiralweld Mill, LLC: An industry leader in steel piling, is opening a new 200,000 square foot pipe pile fabrication center at Tradepoint Atlantic. The project will create approximately 150 high-skilled jobs and represent $50 million in capital investments from JD Fields, including more than $1.8 million in combined state and county investments.
- Rocket Lab USA, Inc.: Rocket Lab, a global leader in launch and space system, is an end-to-end company delivering reliable launch services, complete spacecraft design and manufacturing, satellite components, flight software and more. Headquartered in Long Beach, CA, the company also has mission operation centers in Virginia, New Mexico, Maryland, Toronto, and New Zealand. Rocket Lab has started renovations on the former Lockheed Martin building at 2323 Eastern Boulevard, in the Chesapeake Enterprise Zone. The site will house a highly automated carbon composite facility, creating 65 full time positions by the end of 2025. The total project cost is estimated at $14 million.
- RPM Group, Inc.: RPM Group, Inc., a national third-party logistics company with a 40-year legacy in supply chain excellence, announced its expansion to a newly constructed 108,000 square foot facility at Tradepoint Atlantic, the premier multimodal logistics hub at Sparrows Point, Maryland. This strategic move further cements RPM Group’s robust presence in Baltimore and along the East Coast, with operations spanning six major ports. The new state of the art facility at Tradepoint Atlantic enhances RPM’s ability to streamline supply chain operations, offering greater speed, flexibility, and proximity to key import/export routes, reflecting RPM’s commitment to provide efficient, scalable logistics solutions for their customers. The new facility will bring 60 jobs, contributing to the area’s economic growth and delivering increased value for RPM’s broad client base.

RPM Group, Inc. is renowned for its innovative logistics solutions and commitment to superior service. The company's decision to locate at Tradepoint supports its current and future customers, while aligning with the anticipated growth of the planned Sparrows Point Container Terminal.

- Tradepoint Terminals: Tradepoint Terminals, a multi-commodity terminal and subsidiary of Tradepoint Atlantic, announced a $35 million investment in a bulk cargo conveyance system, indoor and outdoor bulk storage expansion, supporting infrastructure, and rail connectivity, as part of its strategic plan to modernize its bulk logistics and port operations to one of the most efficient on the East Coast. This bulk storage expansion project located on and immediately adjacent to an existing 1,100-foot-long pier introduces a multi commodity solution with ultra-efficient offloading and storage capabilities, increasing throughput and flexibility for a broad range of bulk products.

Future economic development projects that might claim a tax credit:

- Technology company narrowing facility search from broader Baltimore Metro area; estimating 15-25 new positions (real property and income)

Baltimore County – Southwest Baltimore

The number of properties newly certified as qualified properties: 1

- LIT MRP Pint Glass LLC; 4905 & 4955 Washington Blvd., Halethorpe, MD 21227

Notable examples of redevelopment or new businesses relocating or expanding in the EZ due to the tax credits provided:

- Aminim Group - 2209 Sulphur Spring Road: The Israeli investment firm, closed on this fully leased industrial building in Halethorpe for its first investment in the market. Formerly home to Ikea, the 30-year-old previously vacant warehouse was acquired by Newport Beach, California-based O'Donnell Group for $13.6 million. Over the last two years, the company has filled out the tenant roster, signing such tenants as Liberty Tire Recycling and Indusco Wire Rope and Fittings to bring the property to full occupancy, with an average lease term of more than seven years.
- Environmental company: secured a 5-year lease at 4545 Annapolis Rd aiming for a January 2026 opening. The facility will support milling, R&D, and consolidate operations into this hub with plans to add additional East Coast facilities. $1.5M in new equipment investment, workforce doubled in the last six months from 25 to 50 employees with plans to hire at least 10 more.
- Fabpro Technologies: 23 technical/production and operations employees. Current renovations focused on front office, reception and break room, and facade improvements in discussion.

Future economic development projects that might claim a tax credit:

- Food manufacturer currently exploring an expansion into a 40,000 SF facility with a $2M build out, equipment, operating costs (real property)
- Security firm currently anticipating the need for expansion into 30,000 SF facility with additional positions being created (real property and income)

Baltimore County – Woodlawn
No properties were newly certified as eligible for property tax credits in FY 2025.

Notable examples of redevelopment or new businesses relocating or expanding in the EZ due to the tax credits provided:

- A pharmaceutical distributor has signed a lease for 25k SF at 7152 Windsor Boulevard, intending to relocate their firm from out of state with occupancy in November. $500K in buildout is expected to take approximately six months with five employees in place, then planning to add 40-50 employees over 12 months.

Caroline County – Federalsburg
No properties were newly certified as eligible for property tax credits in FY 2025.

Caroline County – North County
No properties were newly certified as eligible for property tax credits in FY 2025.

Cecil County – Cecil
The number of properties newly certified as qualified properties: One project was certified in 2024. The building is on Lot C-2 in Principio Business Park and consists of 200,100 SF with a capital expenditure of nearly $15 million. The business located in the building is Restoration Hardware (RH) and it represents an expansion for RH since this is the second building they occupy in the county. This project has resulted in approximately 40 - 45 new jobs**.**

Notable examples of redevelopment or new businesses relocating or expanding in the EZ due to the tax credits provided:

Regent Cabinetry, which nearly left Cecil County, expanded into a new 97,000 SF building in Principio Business Park and created 25 new jobs. Great Wolf Lodge, who decided to expand before construction started in Summer 2023 opened the doors in 2023 to the largest resort in the company's portfolio - a 700-room hotel & water park that created 1,100 new jobs. Also, Hart Print, a small manufacturer from Canada, started operating in Building 2 of Free State Business Park (part of an Enterprise Zone expansion in 2020) and now has nearly 50 employees. Another example is the continued expansion of Restoration Hardware, which will occupy a 593,520 SF building currently under construction in Principio Business Park, which is in addition to its current locations in the park.

Future economic development projects that might claim a tax credit:

- Bainbridge Phase 1- Two of the four buildings in Phase 1 of the Bainbridge Logistics Center are complete (Buildings B & C), and Ryder recently signed a lease on Building B, which consists of 1.03 million SF. Collectively, the four buildings will total roughly 3.7 million square feet of logistics and distribution space across 440 acres. $67 million capex for the first two buildings. Property tax credits will be applicable upon substantial completion of the buildings as well as income tax credits when qualified new MD jobs are created.

- Bainbridge Phase 2 - Norway's AquaCon, a land-based salmon farming company, plans to build on a 160-acre site. The proposed $320 million capital investment will result in a 20,000-metric ton Recirculating Aquaculture Systems (RAS) facility to be built in two 10,000-metric ton phases. This project has been delayed by the Chesapeake Bay Foundation's opposition to the discharge permit, which should be resolved by the end of this year. Property tax credits will be applicable upon substantial completion of the buildings as well as income tax credits when qualified new jobs are created.
- Elkton Commerce Center - Building 1 is complete and occupied by Ammo International. $34 million capex for Building 1. Buildings 2, 3, and 4 will total 2.3 MSF. Property tax credits will be applicable upon substantial completion of the buildings as well as income tax credits when qualified new MD jobs are created.
- Free State Business Park - The first two of three buildings had a total capex of $11 million and are fully leased. Building 3 will start once a tenant is identified. Property tax credits are applicable as well as income tax credits for new MD jobs that meet the eligibility criteria.
- Principio Business Park - 10 MSF of development (existing, under construction, and proposed - about 5 MSF still to be developed). This includes the aforementioned 593,520 SF building under construction for Restoration Hardware that is nearing completion, which has a $32 million capex and will support 50-60 new employees. A property tax credit, as well as income tax credits for qualified new jobs, will be applicable.
- Northrop Grumman expansions in 2023, 2024, and 2025 - In 2023 the Hypersonic Capabilities Center was completed with a $110 million capital investment on a 60,000 SF building that created 30+ new jobs. In 2024 SCRAM & Slot Cutting Machining buildings were completed. It was $17 million capex for a total of 14,000 new SF and resulted in a handful of new jobs. By the end of 2025 the Propulsion Innovation Center should be completed. The capex on this project is approximately $40 million and the building consists of 57,000 SF. Approximately 250 new engineering and administration jobs will be created.
- Site work is nearing completion on the remaining 5 lots at Chesapeake Overlook (where Hollywood Casino and Great Wolf Lodge are located). Wawa opened in December 2024 and Zaxby's is coming to another pad site in 2026. Property tax credits, as well as income tax credits for qualified new jobs, will be provided as applicable.

Enterprise Zone designation remains a cornerstone of Cecil County’s business development strategy, serving as our most effective tool for business attraction and expansion. Maintaining this designation is essential to preserving the County’s competitive position within the region.

Frederick County – City of Brunswick
The number of properties newly certified as qualified properties: 1

- 30 W Potomac Street, Brunswick, MD 21716 (5 businesses now located here; 2 farmers' market vendors, 1 relocation/expansion, 1 new business, 1 owner's expansion)

Notable examples of redevelopment or new businesses relocating or expanding in the EZ due to the tax credits provided**:**

The Brunswick Enterprise Zone continues to drive reinvestments across both downtown and surrounding neighborhoods. Investors have been drawn to older and underutilized properties, rehabilitating them into new uses that strengthen the city's economic fabric. Projects include the transformation of a former upscale bus line facility into a modern, vintage collision center, as well as the conversion of a woodworking warehouse by a minority business owner into a cultural center and distillery. Within the historic downtown core, several landmark buildings are undergoing major rehabilitation: the city's first bank and other long-neglected structures are being developed into restaurants, retail, cultural, and community spaces, with tax credits offsetting the high cost of historic renovations. The EZ has also attracted a key cornerstone project that will bring a sit-down restaurant, event space, offices and housing, ensuring jobs and long-term economic benefit. Finally, a multi-lot site downtown once home to fire-damaged buildings remains poised for redevelopment, where Enterprise Zone incentives could spark new retail and dining opportunities. Together, these projects highlight how the EZ program reduces financial barriers, preserves historic character, and accelerates Brunswick's growth as a vibrant economic hub.

Future economic development projects that might claim a tax credit:

- 1200 N Maple Avenue – $1.2M anticipated capital expenditures – Rehab into vintage collision; first property outside downtown to apply in 2026.
- 402 5th Avenue – $500,000 anticipated capital expenditures – Conversion to cultural center and Puerto Rico Rum Distillery; minority owner; financial strain offset by credits.
- 26 W Potomac Street – $1M anticipated capital expenditures – Renovations for possible retail, restaurants, and meeting spaces downtown.
- 115 W Potomac Street – $500,000-$750,000 anticipated capital expenditures – Historic first bank downtown; rehab into retail/restaurant/community space.
- 102 W Potomac Street – $1M anticipated capital expenditures – Cornerstone rehab into restaurant, event space, office, and rentals; partnerships with city.
- 1 pending project: 10 W Potomac Street – Adding commercial & possible residential spaces - $2.5M-$3M anticipated capital expenditures – 3-lot downtown site (fire-damaged buildings demolished); potential for retail, service, food options.

Frederick County – City of Frederick

No properties were newly certified as eligible for property tax credits in FY 2025.

Garrett County – North Garrett Industrial Park

No properties were newly certified as eligible for property tax credits in FY 2025.

Future economic development projects that might claim a tax credit:

Beitzel Corporation/Pillar Innovations LLC:

- Beitzel Corporation (Beitzel) completed its expansion into the former ClosetMaid facility. The expansion consolidated Beitzel's operations with those of Pillar Innovations, LLC (Pillar), Beitzel's solely owned subsidiary.
- Since the building was already in existence at the time of purchase, the expansion did not qualify for a new EZ application.

- It should be noted, however, that Beitzel has sufficient acreage to expand its operations on two of the lots it owns in the NGEZ. Should that occur while the NGEZ exists, a new EZ application would be anticipated.
- The county has no business personal property tax. The NGEZ is located within the corporate limits of the Town of Grantsville, so municipal business personal property tax, as well as Maryland personal property tax will apply for all business personal property for the new facility. There is no way to calculate that estimated tax without knowing the type and cost of business personal property the company requires.
- The NGEZ is not located within a focus area, so no focus area incentives were available.

Garrett County – Southern Garrett
No properties were newly certified as eligible for property tax credits in FY 2025.

Garrett County – Keyser's Ridge
No properties were newly certified as eligible for property tax credits in FY 2025.

Future economic development projects that might claim a tax credit:
Amazon.com Services, LLC:

- On March 3, 2025, Amazon.com Services, LLC purchased a 15.2797-acre parcel in the KREZ. Amazon's development team is currently constructing a 60k-sf facility on the property. This facility will be part of Amazon's expansion into small rural areas across the United States, i.e., a small rural delivery station that will accept packages destined for customers within a specific radius of the Garrett County facility from larger Amazon warehouses. The packages will then be prepared and delivered to those customers via vans driven by Amazon employees at the Garrett County facility or independent contractors hired by Amazon.
- The company plans to create 25 FTE jobs initially and will hire upwards of 25 independent contractors, especially during peak delivery seasons such as Christmas. Job numbers will increase as the capacity of the facility increases.
- Estimated capital investment is between $10 and $20 million.
- The facility is expected to open in late October or early November 2025.
- Upon submission and approval of an Enterprise Zone (EZ) application, the business may qualify for EZ real property and income tax credits.
- Additionally, upon submission and approval of a County Business Property Tax (CBPT) incentive application, the business may qualify for 5-year descending tax credit against the tax levied on the new improvements to the property. This program, combined with the EZ real property tax credits, will create a 100% tax credit on the new improvements to the property for the first 4 years following initial assessment.
- The county has no business personal tax, and the KRZ is not located within a municipality, so municipal business personal property tax does not apply. Maryland personal property tax will apply, however, there is no way to calculate that estimated tax without knowing the type and cost of business personal property the company will require.

New Spec Building:

- Construction of a county-owned 50k-sf spec building commenced in late Spring 2025. Construction-completion is estimated for Fall 2026.
- Anticipated capital investment for construction of the building has risen and is expected to be between $5 and $10 million. Anticipated capital investment of a business leasing the building is not something that can be quantified at this time. Two existing county businesses have expressed a desire to expand locally and an interest in leasing the entire building once construction is complete. We have also received an inquiry from a business located outside Garrett County interested in either leasing or purchasing the building once construction is complete.
- Once leased to a prospective business, and upon submission and approval of an EZ application, the prospective business may qualify for real property and income tax credits.
- Additionally, upon submission and approval of a County Business Property Tax (CBT) Incentive application, the business may qualify for a 5-year descending tax credit against the tax levied on the new improvements to the property. This program, combined with the EZ real property tax credits, will create a 100% tax credit on the new improvements to the property for the first 4 years following initial assessment.
- The county has no business personal property tax, and the KREZ is not located within a municipality, so municipal business personal property tax does not apply. Maryland personal property tax will apply, however, there is no way to calculate that estimated tax without knowing the type and cost of business personal property the company will require.

Harford County – Aberdeen/Havre De Grace

The number of properties newly certified as qualified properties: 2

- 1621 Clark Road, owned by SRE MD Harford 1621 LLC
    a) $21.9 million in capital investment
    b) 30 projected new jobs
    c) 168,000 square feet
    d) Located in Chesapeake Industrial Park
    e) Located in City of Havre de Grace municipal limits
- 1 Mercedes Drive/1311 Brass Mill Road, owned by Ingredion, Inc.
    a) $9.45 million in capital investment
    b) 11 projected new jobs
    c) 50,000 square feet
    d) Located in Riverside Business Park

Future economic development projects that might claim a tax credit:

- 1102 S. Philadelphia Blvd., owned by Atapco Hickory Ridge LLC
    a) $11.75 million in capital investment
    b) 100 projected new jobs
    c) 110,250 square feet
    d) Located in Hickory Ridge Business Park
    e) Located in City of Aberdeen municipal limits

- 1207 Technology Drive, owned by Technology Drive Industrial Properties LLC
    a) Estimated $15 million in capital investment
    b) 216,944 square feet

Harford County – Edgewood/Joppa
The number of properties newly certified as qualified properties: 1

- 1301 Governor Court, owned by Paca LLC
    a) $9.7 million in capital investment
    b) 1-2 projected new jobs
    c) 114,074 square feet
    d) Located in William Paca Business Pak
    e) This Enterprise Zone has sunset, but applied based on Economic Development Article 55-707(d) but subject to 5-707(b) and (c) stating a business entity operating in an Enterprise Zone when the designation expires may claim the credits allowed under this section for real property that the business owns, operates, develops, constructs or rehabilitates within 5 yrs after expiration date and otherwise qualifies for the credits allowed under this section.

Howard County – Eastern Howard County
No properties were newly certified as eligible for property tax credits in FY 2025.

Future economic development projects that might claim a tax credit:

- Metro Commercial Laundry Corporation (certified FY 2026) - The business is in the process of relocating from Baltimore County to a 72,000 sq. ft facility in Howard County for expansion. This project will bring 169 jobs to the county and is projected to create 30 new jobs with a capital investment of $10M.
- Feast & Fettle – The business moving from Rhode Island to a 25,600 sq. ft facility in Howard County, MD with a capital investment of over $1.4M. This project will bring in 250 jobs in the next three years.
- Saval Foods – The business has been in the county for 40 years and currently has two locations in Howard County and wants to consolidate into one location and have room for growth. This is a retention project to support business expansion and projected capital investment of $60M. This project will retain 260 jobs and will result in the creation of 232 jobs over time. The business will occupy 230,000 sq. ft of office and distribution space in the new location.
- First source Electronics (FSE) – The business has been in the county for 25 years and is moving to a new location to support expansion. The new location is within the EZ and will result in the creation of 119 jobs and will retain 10 jobs with a capital investment of $10M and will occupy 84,000 sq. ft of space.
- Plano Coudon Construction – The business is looking to move to Howard County from Baltimore County with the capital investment of $6.25M and will bring 55+ employees.
- Elliot's Craft Kitchen – The business redeveloped an old restaurant site and the project will bring 25-50 jobs. As the newest addition to Restaurant Park in the Columbia Gateway area, a thriving destination under active redevelopment and growth.

Kent County – Town of Chestertown/Rock Hall/Town of Betterton/Worton Industrial
The number of properties newly certified as qualified is one (1)

- Gray's Inn, LLC 5781 N. Main Street, Rock Hall, MD 21661 – This project rehabbed a building on Main Street that was vacant for over 15 years. It is now home to Rock Hall Brewery.

Montgomery County – Olde Towne
No properties were newly certified as eligible for property tax credits in FY 2025.

Future economic development projects that might claim a tax credit:

- Lakeforest Mall Redevelopment (102 acres) – Up to 1.2 million square feet of new commercial space; up to 1600 jobs (through 2043); 1600 residential units
    - Not in a Focus Area
    - Real property tax credits likely for new construction, first two years
    - Estimated value of initial commercial construction to qualify for real property tax credit: $71,000,000
    - Total capital investment (full build-out through 2043, including residential): $2,400,000,000
    - Timing: Demolition of existing mall anticipated to start before December 31, 2025

Montgomery County – Burtonsville/Briggs Chaney
No properties were newly certified as eligible for property tax credits in FY 2025.

A principal driver for establishing the Burtonsville-Briggs Chaney Enterprise Zone was the potential redevelopment of Burtonsville-Briggs Crossing, a parcel of commercial property adjacent to Old Columbia Pike (MD Rte. 29) in Burtonsville. The property – a 130,000 square foot shopping center – experienced significant vacancy after its anchor tenant, a Giant Foods supermarket, relocated to an adjacent shopping center and additional retail operations vacated Burtonsville Crossing as well. For much of the time since the Enterprise Zone's inception, redevelopment of Burtonsville Crossing has not been able to gain traction, and no certifications have been issued to date since the zone's inception. However, Montgomery County is presently looking into the feasibility of EZ certifications for certain recent improvements undertaken at Burtonsville Crossing.

Prince George's County – Prince George's
The number of properties newly certified as qualified is 3

- Gilbane Development Company – Little Branch Run, Hyattsville, MD 20782
- Hyattsville Owner, LLC – 6601 Melville St, Hyattsville, MD 20782
- Mt. Hermon Lodge Pres Project, LLC – 4709 40th Ave, Hyattsville, MD 20781

Notable examples of redevelopment or new businesses relocating or expanding in the EZ due to the tax credits provided**:**

- Gilbane Development Company has a significant presence in Hyattsville, MD, through major projects like the new mixed-income residential community Sovren, and involvement in the large-scale Riverfront at West Hyattsville Metro development, according to Gil bane Development Company and BLDUP.com. The company also developed the student housing project Tempo near the University of Maryland and was part of a public-private partnership to build several new public schools in Prince George's County, including Hyattsville Middle School. Gilbane Development Company's Little Run Hyattsville project will be new construction, with a total cost of $65,549,000.00.
- Hines Development Company has a significant presence in Hyattsville, MD, with a major multifamily project called The Devon located at 6601 Melville Street. The company is also involved in other local developments, including The Six, a residential building near the Prince George's Square Metro stop. The Devon: A multifamily apartment building at 6601 Melville Street in Hyattsville. Hines has been very active in the multifamily sector in the Mid-Atlantic region. This project will be new construction, with a total cost of $86,000,000.00. The number of full-time employees will total 5 within the next 12-24 months.
- Mt. Hermon Lodge Preservation LLC is a development group that purchased the historic Mount Hermon Masonic Lodge building in Hyattsville, MD, in April 2025. The project involves a two-phase plan to preserve the historic facade while redeveloping the interior into eight apartments and a retail space. The plan also includes building five townhouses on an adjacent lot in the second phase. The LLC, led by managing member Kayleigh Kulp, bought the lodge and parking lot for $1.3 million. The project is designed to maintain the historic exterior of the Romanesque Revival building, which is the only one of its kind in Hyattsville. Total project costs are estimated at $2,000,000.

Future economic development projects that might claim a tax credit:

- Blue/Silver Line Sector Plan: The Blue/Silver Line plan stretches along Central (Route 214) from the DC line to the Beltway, incorporating 3 Metro stops along the way, and defining for the future what county officials hope is a potential economic windfall. It includes the current Commanders football stadium, plus the Capitol Heights, Addison Road and Morgan Boulevard Metro stops. Most of the added density would be distributed around the Metro stations, where the plan already envisions mixed-use buildings of six and seven stories.
  - Attainable tax credit claim: Local Property Tax Credit
  - Proiect is not located in a Focus Area
- 5615 Landover Road, Hyattsville, Md: Ophelia LLC, c/o Lillian Johnson Wilson, to Padek Realty LLC. Lot 6 in 'West Cheverly.' Located at 5615 Landover Road, Hyattsville, Md. 20784.Lot is 9,632 square feet. Improved with 5,300 square foot office building. Zoned CGO. Tax map 50F-4. Tax ID: 02-0119024. Uber 50532, page 201. Deed date: December 11, 2024. Purchase price: $1,000,096
  - Attainable tax credit claim: Local Property Tax Credit & State Income Tax Credit
  - Project is not located in a Focus Area
- 3330 Naylor Road LLC - Yong Ja Hong, 7575 Warburg Way, Hanover, Md, to 3330 Naylor Road LLC, c/o Abdul Rahman Rahimi, 7903 South Run View, Springfield, Va ..

97 acre. Located at 3330 Naylor Road, Temple Hills, Md. Lot is 40,793 square feet. Improved with 3,658 square foot restaurant. Zoned LTO-C. Tax map 80A-4. Tax ID; 06-0583468. Uber 50570, page 189. Deed date: December 23, 2024. Purchase price: $1,180,000.
    - Attainable tax credit claim: Local Property Tax Credit & State Income Tax Credit
    - Project is not located in a Focus Area
- 5334 Baltimore Ave, Hyattsville, MD 20781- Developed by Urban Investment Properties (UIP), Canvas is 285 units fronting Route 1 in Hyattsville's 'Arts District. It also sports 32,000 feet of first-floor retail, which UIP had already actively begun to lease. Already this Fall, The Six, The Devon and The Sovren had already begun leasing, bringing over 1,000 new units to Hyattsville at just about the same time. And NRP Group is under construction on additional units, though delivery isn't expected until 30, 2025
    - Attainable tax credit claim: Local Property Tax Credit
    - Project is not located in a Focus Area

Queen Anne's County – Queen Anne's

The number of properties newly certified as qualified is 3

- Chesapeake Bay Beach Club capital improvement project estimated at $2.6 million to the waterfront campus including shoreline erosion, exterior and interior improvements supporting 200 jobs and creating 42 new jobs in the county.
- Generation Pet Food new facility. It is a 36,000 sqft dog food distribution headquarters/ facility at the Matapeake Business Park in Stevensville, MD. This project was estimated at $6 million, supported 47 jobs and created 30 new jobs in our county.
- Chesapeake Chef Services LLC redevelopment project estimated at $1.7 million in capital investment to create a new commercial kitchen and office space. This project created 6 new full time jobs and supports 6 existing jobs on site.

The Enterprise Zone has been a great asset and tool for economic development in Queen Anne's County. This has not only been a catalyst for business attraction, but has also bee an attractive benefit for businesses to remain and grow within the county. We continue to see growth and investment from previously EZ certified companies as well as continued increases in new hires. The QA EZ strategically includes our business parks and areas zoned for growth and it supports job growth as our population grows and the need for additional businesses that provide services for our citizens are in demand. Since its inception in 2017, the Queen Anne's County EZ has supported 890 existing jobs and created 439 new jobs. The zone has also prompted over $158 million in capital investment.

Future economic development projects that might claim a tax credit:

- Phase 2 of Bay Bridge Marina Redevelopment Construct 3 commercial apartment buildings. Total of 174 commercial apartments and 65,647 sf of Commercial Floor Area in Stevensville, MD.
- Kent Island Crossing - A new 174,464 sf mixed use development (retail, office, grocery, rest.) and an 84-bed assisted living facility located in Chester, MD

- Wilson Cove Hotel - Construction of the new 32-room waterfront hotel located at the Bay Bridge Marina in Stevensville. Project estimated at $15.8 million supporting 184 employees and creating 12 new jobs.
- Hinckley Yachts plans to expand to 48,000 sqft building at Bay Bridge Marina with a projected investment of over $27 million and adding 35 jobs.
- Construction of 117,000 sqft self-storage warehouse in Chester, MD estimated at $8.1 million in capital investment.

Future Projects:

- Potential grocery anchored to a shopping center in Grasonville, MD.
- Cleat Street commercial property expected to be purchased, and capital improvements are to take place.

Somerset County – Crisfield
No properties were newly certified as eligible for property tax credits in FY 2025.

Crisfield / Somerset County Airport – State funding was obtained to construct and install 10 new hangars (8 regular hangars and a maintenance shop, as well as 2 corporate executive hangars) at the Crisfield / Somerset County Airport. These funds will also be used to upgrade the existing terminal and facility to attract new business. A company is currently under contract to do the site work, etc. The EZ was renewed and expanded in 2016 to include the Crisfield / Somerset County Airport.

Somerset County – Town of Princess Anne
No properties were newly certified as eligible for property tax credits in FY 2025.

Somerset Crossing – A mixed-use commercial development on Us Rt. 13 in Princess Anne which will include hotel / lodging, professional office / medical space, retail and highway pad sites. Current tenants are Royal Farms and Autozone. The Wendy's Fast Food restaurant is currently under construction. Royal Farms, which was the first tenant on the property, was EZ certified in 2023.

Somerset County Industrial Park – Somerset County was awarded $3.3 million in funding through the Tri-County Council and used part of that funding to purchase 152 acres of land on Revells Neck Road to be developed into an Industrial Park. There are currently 6 different companies looking to develop in the Industrial Park. The EZ was expanded in 2023 to include this new Industrial Park.

Talbot – Easton
No properties were newly certified as eligible for property tax credits in FY 2025.

Talbot – Tilghman
No properties were newly certified as eligible for property tax credits in FY 2025.

While we have no new projects, the EZ on Tilghman Island has seen several notable redevelopment projects in the past few years. The Wylder Hotel and the Tilghman Island Inn

have both returned to their glory as attractive tourist destinations, and they continue to prosper.

At Tilghman Wharf Seafood, owner Nick Hargrove has expanded his blue catfish processing plant, one of only a few in the state of Maryland, restoring the property to its longtime commercial use. He now employs 32 people in his combined operation and supports approximately 70 working watermen who sell their products to him. Mr. Hargrove also is growing spat on shell for oyster restoration planting in the Chesapeake Bay on this property. The business continues to grow and is a shining example of the entrepreneurial spirit of Eastern Shoremen. Many state and federal officials have been to Tilghman Wharf to see this processing operation and help in eradicating this invasive species.

There are no new projects on the horizon.

Washington County – Town of Hancock
No properties were newly certified as eligible for property tax credits in FY 2025.

The Town of Hancock, MD has been losing residents and businesses alike. One property was approved in 2024 for a car wash renovation. There has been no other interest in the program.

The Enterprise Zone tax credit program continues to be of great interest in our attraction efforts. Without this program, we would not be as successful in attracting projects as we are.

Washington County – Hagerstown
The number of properties newly certified as qualified is 6

- 2003 Burhans II, LLC – 967 Sweeney Drive, Hagerstown, MD 21740
- Myers Limited Partnership – 225 McRand Court, Hagerstown, MD 21740
- HD Telecommunications, LLC – 949 Summit Avenue, Hagerstown, MD 21740
- HD Telecommunications, LLC – 10-12 East Washington Street, Hagerstown, MD 21740
- Bowman 2000, LLC – 220 Railway Lane, Hagerstown, MD 21740
- Guesthouse Hagerstown 28 South, LLC – 928 South Potomac Street, Hagerstown, MD 21740

Notable examples of redevelopment or new businesses relocating or expanding in the EZ due to the tax credits provided**:**

- 2003 Burhans II, LLC - 967 Sweeney Drive I Hagerstown, MD 21740
  Plans to construct a 40,000 square foot flex building and invest $4,225,000 into the project.
- HD Telecommunications, LLC – 949 Summit Avenue, Hagerstown, MD 21740
  Purchased an existing, vacant building, and invest $80,000 into renovations that may create 12 new, permanent full-time jobs.
- HD Telecommunications, LLC – 10-12 East Washington Street, Hagerstown, MD 21740
  Renovations of more than $175,000 to this run-down building and create nearly 10 new, permanent, full-time positions.
- Bowman 2000, LLC – 220 Railway Lane, Hagerstown, MD 21740
  New Hilton Hotel, Tru by Hilton hotel construction. A capital investment of $12,826,282 and the creation of 10-12 new, permanent, full-time positions, and approximately 30-40 new, permanent, part-time positions.

- Myers Limited Partnership - 225 McRand Court, Hagerstown, MD 21740
  Building a 24,000 square foot office/warehouse space. Project is estimated at $2,350,000.
- Guesthouse Hagerstown 28 South, LLC – 928 South Potomac Street, Hagerstown, MD 21740
  Purchased a vacant downtown Hagerstown building for $2,800,000 and invested more than $370,000 in improvements. Plans to create 2 jobs over the next 12 months.

The Enterprise Zone tax credit program continues to be of great interest in our attraction efforts. Without this program, we would not be as successful in attracting projects as we are.
Projects submitted for 2025 will have a positive impact on the County, such as increasing job opportunities for residents, allowing us to foster residential growth and boosting tourism and retail sales in our community. Without the program, projects such as those listed above would be in jeopardy or just not possible at all. The Enterprise Zone tax credit program provides our community with the ability to continue to attract new investment in our downtown area.

Wicomico County – Salisbury
The number of properties newly certified as qualified is 3.

Notable examples of redevelopment or new businesses relocating or expanding in the EZ due to the tax credits provided**:**

- Opportunity Street LLC-200 Cypress St
- Westwood Commerce LLC-
  - 1610 Westwood Dr.
  - 1630 Westwood Dr.
  - At least one property will host an Amazon packing facility.

Wicomico County – City of Fruitland
No properties were newly certified as eligible for property tax credits in FY 2025.

Worcester County – Town of Berlin
There were no new properties certified in the Town of Berlin EZ in 2025.

The redevelopment of the Heron Park Property in the next several years has potential.

Worcester County – City of Pocomoke
N/A

Worcester County – Town of Snow Hill
There were no new properties certified in the Town of Berlin EZ in 2025.