

THE PRINCE GEORGE'S COUNTY GOVERNMENT
OFFICE OF MANAGEMENT AND BUDGET

MEMORANDUM

DATE: June 10, 2025

TO: Colette R. Gresham, Acting Council Administrator
County Council

FROM: Stanley A. Earley, Director *SAE*
Office of Management and Budget

RE: Revised FY 2026 Property Tax Rates

The FY 2026 Property Tax rate components have been decided. The following table summarizes FY 2026 property tax rates per \$100 of assessable value:

County	Personal 2.50	Real 1.00
M-NCPPC		
Administration	0.1415	0.0566
Parks	0.3985	0.1594
Recreation	0.1950	0.0780
Land Acquisition	<u>0.0000</u>	<u>0.0000</u>
Total	0.7350	0.2940
Stormwater Area1	0.1350	0.0540
Stormwater Area2	0.0300	0.0120
WSTC	0.0650	0.0260
	Utilities	Real
State	0.2800	0.1120

Please see Attachments 1-4 for detailed tax bill notes:

- Attachment 1 – FY 2026 Property Tax Rate Components
- Attachment 2 – REVISED FY 2026 Municipal Property Tax Differential Information
- Attachment 3 – FY 2026 Constant Yield Tax Rate Table
- Attachment 4 – State Tax Rate for Fiscal Year 2026 from the Board of Public Works

Revised FY 2026 Property Tax Rates
Page 2
June 10, 2025

Should you have any questions, please feel free to contact me.

cc: Linda Allen, Deputy Director, Office of Finance
Jennifer Abell, Office of Finance
Karen Zavakos, Legislative Officer
Leonard Moses, Legislative Assistant

Attachment 1

FY 2026 Property Tax Rate Components

County	Personal	Real
	2.50	1.00
M-NCPPC		
Administration	0.1415	0.0566
Parks	0.3985	0.1594
Recreation	0.1950	0.0780
Land Acquisition	<u>0.0000</u>	<u>0.0000</u>
Total	0.7350	0.2940
	Personal	Real
Stormwater Area1	0.1350	0.0540
Stormwater Area2	0.0300	0.0120
WSTC	0.0650	0.0260
	Utilities	Real
State	0.2800	0.1120

FY 2026 Tax Bill Note:

The percentage of County-Sourced Revenues spent on the Board of Education (BOE) = 35.52%

BOE portion of County Personal Property Tax Rate = \$0.888, and of Real Property Tax Rate = \$0.3552

County Total Property Tax Revenues = \$1,207,879,700

County contribution to the Board of Education's Budget = \$969,590,074

Attachment 2 (Revised)

FY 2026 Municipal Personal Property Tax Differential & Real Property Tax Differential

Municipality	FY 2026 County Personal Property Tax Rate	FY 2026 Personal Property Tax Differential	Resulting FY 2026 County Tax Rate	FY 2026 County Real Property Tax Rate	FY 2026 Real Property Tax Differential	Resulting FY 2026 County Tax Rate
Berwyn Heights	2.50	(0.330)	2.170	1.00	(0.126)	0.874
Bladensburg	2.50	(0.311)	2.189	1.00	(0.119)	0.881
Bowie	2.50	(0.324)	2.176	1.00	(0.124)	0.876
Brentwood	2.50	(0.193)	2.307	1.00	(0.074)	0.926
Capitol Heights	2.50	(0.259)	2.241	1.00	(0.099)	0.901
Cheverly	2.50	(0.233)	2.267	1.00	(0.089)	0.911
College Park	2.50	(0.094)	2.406	1.00	(0.036)	0.964
Colmar Manor	2.50	(0.228)	2.272	1.00	(0.087)	0.913
Cottage City	2.50	(0.191)	2.309	1.00	(0.073)	0.927
District Heights	2.50	(0.218)	2.282	1.00	(0.084)	0.916
Eagle Harbor	2.50	(0.003)	2.497	1.00	(0.001)	0.999
Edmonston	2.50	(0.222)	2.278	1.00	(0.085)	0.915
Fairmount Heights	2.50	(0.170)	2.330	1.00	(0.065)	0.935
Forest Heights	2.50	(0.262)	2.238	1.00	(0.100)	0.900
Glenarden	2.50	(0.289)	2.211	1.00	(0.111)	0.889
Greenbelt	2.50	(0.337)	2.163	1.00	(0.129)	0.871
Hyattsville	2.50	(0.314)	2.186	1.00	(0.120)	0.880
Landover Hills	2.50	(0.226)	2.274	1.00	(0.086)	0.914
Laurel	2.50	(0.359)	2.141	1.00	(0.138)	0.862
Morningside	2.50	(0.223)	2.277	1.00	(0.085)	0.915
Mount Rainier	2.50	(0.316)	2.184	1.00	(0.121)	0.879
New Carrollton	2.50	(0.305)	2.195	1.00	(0.117)	0.883
N. Brentwood	2.50	(0.035)	2.465	1.00	(0.013)	0.987
Riverdale	2.50	(0.311)	2.189	1.00	(0.119)	0.881
Seat Pleasant	2.50	(0.305)	2.195	1.00	(0.117)	0.883
University Park	2.50	(0.313)	2.187	1.00	(0.120)	0.880
Upper Marlboro	2.50	(0.208)	2.292	1.00	(0.080)	0.920
Average		(0.244)	2.256		(0.093)	0.907

Attachment 3

FY 2026 CONSTANT YIELD TAX RATE TABLE

Jurisdiction	FY 2025 Net Assessable Base	FY 2025 Tax Yield	FY 2025 Tax Rate	FY 2025 Assessable Base	Actual FY 2026 Constant Yield Tax Rate	FY 2026 Tax Rate	FY 2026 Tax Yield	FY 2026 Constant Yield Tax Yield	FY 2026 Tax Revenues Above (Below) Constant Yield
Berwyn Heights	\$388,398,132	\$3,406,252	\$0.8770	\$392,941,042	\$0.8669	\$0.8740	\$3,434,305	\$3,406,406	\$27,899
Bladensburg	569,690,912	5,001,886	0.8780	594,775,843	0.8410	0.8810	5,239,975	5,002,065	237,910
Bowie	8,470,152,727	73,690,329	0.8700	8,749,987,436	0.8422	0.8760	76,649,890	73,692,394	2,957,496
Brentwood	351,482,626	3,272,303	0.9310	360,207,554	0.9084	0.9260	3,335,522	3,272,125	63,397
Capitol Heights	383,200,451	3,410,484	0.8900	408,521,993	0.8348	0.9010	3,680,783	3,410,342	270,442
Chesley	766,945,728	6,902,512	0.9000	796,076,083	0.8671	0.9110	7,252,253	6,902,776	349,477
College Park	3,944,810,726	37,909,631	0.9610	3,986,139,787	0.9510	0.9640	38,426,388	37,908,189	518,198
Colmar Manor	123,347,799	1,119,998	0.9080	131,364,691	0.8526	0.9130	1,199,360	1,120,015	79,344
Cottage City	134,342,816	1,242,671	0.9250	145,067,170	0.8566	0.9270	1,344,773	1,242,645	102,127
District Heights	464,321,187	4,174,247	0.8990	486,108,618	0.8587	0.9160	4,452,755	4,174,215	278,540
Eagle Harbor	11,478,765	114,673	0.9990	12,153,407	0.9435	0.9990	121,413	114,667	6,745
Edmonston	204,001,064	1,868,650	0.9160	214,452,298	0.8714	0.9150	1,962,239	1,868,737	93,501
Fairmount Heights	150,969,599	1,413,075	0.9360	160,040,427	0.8829	0.9350	1,496,378	1,412,997	83,381
Forest Heights	242,683,687	2,205,995	0.9090	255,798,910	0.8624	0.9000	2,302,190	2,206,010	96,180
Glenarden	660,816,165	5,848,223	0.8850	689,734,107	0.8479	0.8890	6,131,736	5,848,255	283,481
Greenbelt	2,628,889,503	22,792,472	0.8670	2,702,719,346	0.8433	0.8710	23,540,686	22,792,032	748,653
Hyattsville	2,649,386,673	23,102,652	0.8720	2,652,035,998	0.8711	0.8800	23,337,917	23,101,866	236,031
Landover Hills	237,594,105	2,164,482	0.9110	247,875,315	0.8732	0.9140	2,265,580	2,164,447	101,133
Laurel	4,086,562,773	34,940,112	0.8550	4,105,184,153	0.8511	0.8620	35,386,687	34,939,222	447,465
Morningside	124,636,048	1,142,913	0.9170	131,668,724	0.8680	0.9150	1,204,769	1,142,885	61,884
Mount Rainier	610,298,019	5,340,108	0.8750	618,184,570	0.8638	0.8790	5,433,842	5,339,878	93,964
New Carrollton	981,025,055	8,613,400	0.8780	1,021,086,556	0.8436	0.8830	9,016,194	8,613,886	402,308
North Brentwood	67,365,381	669,612	0.9940	70,847,757	0.9451	0.9870	699,267	669,582	29,685
Riverdale Park	954,755,486	8,440,038	0.8840	963,938,581	0.8756	0.8810	8,492,299	8,440,246	52,053
Seat Pleasant	390,507,252	3,436,464	0.8800	417,509,306	0.8231	0.8830	3,686,607	3,436,519	250,088
University Park	423,071,561	3,714,568	0.8780	440,551,183	0.8432	0.8800	3,876,850	3,714,728	162,123
Upper Marlboro	118,026,350	1,084,662	0.9190	123,957,802	0.8750	0.9200	1,140,412	1,084,631	55,781
Unincorporated Area*	82,996,601,269	829,966,013	\$1.0000	86,532,516,845	\$0.9591	\$1.0000	865,325,168	829,933,369	35,391,799
TOTAL	\$113,135,361,859	\$1,096,988,424		\$117,411,445,502			\$1,140,436,238	\$1,096,955,151	\$43,481,087

* Note: For jurisdictions or unincorporated areas that do not experience a change in tax rate from FY 2025 to FY 2026, a separate formula is used as required by the State Department of Assessments and Taxation to calculate FY 2026 tax revenues above/(below) constant yield revenue. The difference in results is attributed to the rounding of constant yield tax rate.

In accordance with Section 6-308 of the Tax-Property Article, Annotated Code of Maryland, the above table containing information for each municipal government, the unincorporated area and the totals for the County is made available with the property tax bills. The following information relates to the unincorporated area of the County.

In the last taxable year, FY 2025 ended June 30, 2025, Prince George's real property tax rate was \$1.00/\$100 of assessed value, based on full value assessment, and the certified assessment of the net assessable real property was \$82,996,601,269. The assessment multiplied by the rate produced real property tax revenue of \$829,966,013.

For this taxable year, FY 2026, beginning July 1, 2025, the certified assessment of the net assessable real property is \$86,532,516,845. To produce the same real property tax revenues as last year, the tax rate would be \$0.9591/\$100 of assessed value. This rate is called the Constant Yield Tax Rate.

For this taxable year, the actual real property tax rate is \$1.00/\$100 of assessed value, which is higher than the constant yield tax rate and will produce revenues \$35,391,799 more than would be produced by the Constant Yield Tax Rate.

BOARD OF PUBLIC WORKS
SECRETARY'S
ACTION AGENDA
April 23, 2025



Contact: Rebecca Ruff 410-260-4021
rruff@treasurer.state.md.us

4. **COMMISSION ON STATE DEBT**
State Property Tax Rate

Recommendation: The Commission on State Debt recommends that the Board of Public Works levy the State property tax required for Fiscal Year 2026 to provide funds for State debt requirements as follows:

- (a) 11.2 cents (\$0.112) per \$100 of the full assessed value of real property other than that of public utilities; and
- (b) 28 cents (\$0.280) per \$100 of the full assessed value of real property of public utilities.

Authority: Section 8-134 of the State Finance and Procurement Article,
Annotated Code of Maryland; Executive Order 01.01.1980.06.