PRINCE GEORGE'S COUNTY GOVERNMENT
OFFICE OF MANAGEMENT AND BUDGET

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County Executive

Prince George's County Council
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Fiscal Impact Statement for CR-117-2025

Title:	A Resolution concerning Payments in Lieu of Taxes (PILOT) Agreement for the Flats at Glenridge Station Project
CEX Proposed:	Yes
Date introduced:	10/07/2025
Summary:	The Resolution proposes to approve the terms and conditions of a Payment in Lieu of Taxes (PILOT) agreement between Prince George's County and Dominion, Inc. for a 245-unit multi-family development available at 60% of Area Median Income. The PILOT would be in effect for 40 years. Assuming a first-year payment of $165,147 in FY 2027 instead of a real property tax payment of $459,147, the County loses -$294,000 in general fund revenue, growing to a loss of -$326,467 by FY 2030. Over the 40-year term of the PILOT the County is estimated to lose -$12.5 million on a net present value basis.

Estimates[1]	FY 2027	FY 2028	FY 2029	FY 2030
Total Change in Expenditures[2]	0	0	0	0
Total Change in Revenues[2]	-$294,000	-$304,471	-$315,290	-$326,467
Positions Required[3]	0	0	0	0
Compensation & Fringe[4]	0	0	0	0
Operating Expenses[5]	0	0	0	0
Total Impact[6]	-$294,000	-$304,471	-$315,290	-$326,467

[1]Sources of information, assumptions, and methodologies used

The Office of Management and Budget reviewed the language of the legislation being proposed, as well as the data conveyed with the transmittal letter and appendices relating to the financing of the project, the calculation of the PILOT payments, and the level of foregone real property revenue.

[2]Estimate of changes in County revenues and expenditures regardless of whether the revenues or expenditures are assumed in a recommended or approved budget

The first-year PILOT payment is specified at $165,147 growing by 2% annually over the 40-year term. Foregone real property tax revenue is estimated at -$459,147 in FY 2027 increasing by 3% annually. The Homestead Tax Credit limits growth in the assessable base to the lesser of the Consumer Price Index (CPI) or 5%. For FY 2025-FY 2027 the limit has been set at 3% per year based on the prior year's CPI. Over the 40-year term of the PILOT the real property revenue loss is estimated at -$12.5 million on a net present value basis. The revenue loss should be weighed against the benefit of adding 245 affordable housing units that may not have been constructed in the absence of the PILOT agreement.

[3]An estimate of additional staff and resources needed to implement the legislation

N/A

[4]Analysis of the full personnel cost of the legislation

N/A

[5]An explanation of revenue or expenditures that are uncertain or difficult to project

N/A

[6]If the legislation if likely to have no fiscal impact, why that is the case

N/A