

**Chairman's Speech regarding the
Proposed Prince George's County
Fiscal Year 2021
Constant Yield Tax Rate**

In accordance with the provisions of Section 6-308, Tax–Property Article, Annotated Code of Maryland, tonight's public hearing seeks public comments regarding the Council's consideration of a proposed real property tax rate increase above the State-certified Constant Yield Tax Rate for the unincorporated areas of the County and for County municipalities.

The Fiscal Year 2021 Constant Yield Tax Rates and Proposed Real Property Tax Rates are set forth in Table 1, which is the third attachment to this statement. Copies of this statement and the corresponding attachments are available for your convenience on the County Council's website and as an attachment to tonight's agenda.

The Council is considering a real property tax rate of One Dollar (\$1.00) per \$100 of assessed valuation in unincorporated areas, and from Eighty-One and Forty Hundredths of One Cent (\$0.8140) to Ninety-Nine and Seventy Hundredths of One Cent (\$0.9970) in incorporated areas, as reflected within the proposed County Operating and Expense budget submitted by the County Executive for Fiscal Year 2021.

The proposed One Dollar (\$1.00) real property tax rate for unincorporated areas of the County is Two and Eighty-Eight Hundredths of One Cent (\$0.0288) more than the Constant Yield Rate of Ninety-Seven and Twelve Hundredths of One Cent (\$0.9712). This is the result of changing assessments in the County. The Real Property Tax Rates for all municipalities in the County also increase in Fiscal Year 2021, and the mean average rate of increase is Two and Seventy-Two Hundredths of Once Cent (\$0.0272) above their respective Constant Yield Tax Rates.

For FY 2021, the County is continuing a municipal tax differential as required by State law, and the principal reasons for exceeding the Constant Yield Tax Rate in the incorporated areas are:

1. According to State law, the County is required to recognize, through a lesser County tax rate, those governmental services which municipal governments perform in lieu of similar County government services.

2. To meet the funding levels of programs set forth in the Proposed FY 2021 Budget requires an increase above the Constant Yield Rate.

The County Council will consider and adopt the Fiscal Year 2021 Resolution establishing the tax levies for Real and Personal Property Taxes for Fiscal Year 2021 on Tuesday, June 23, 2020, beginning at 10:00 a.m.

Box 1, Area Within Prince George's County	Box 2, Percentage Change In Base	Box 3, Previous Assessable Base	Box 4, New Assessable Base	Box 5, Current Tax Rate	Box 6, Percentage Change in Revenue
Unincorporated Area	Increase 3.0%	64,237,808,067	66,141,450,073	1.0000	Increase 3.0%
Berwyn Heights	Increase 4.3%	299,748,812	312,607,691	0.8720	Increase 4.3%
Bladensburg	Increase 3.9%	473,119,796	491,702,541	0.8660	Increase 3.9%
Bowie	Increase 2.6%	6,756,170,265	6,932,324,357	0.8480	Increase 2.6%
Brentwood	Increase 5.2%	255,926,690	269,342,329	0.9230	Increase 5.2%
Capitol Heights	Increase 4.8%	290,721,696	304,551,632	0.8860	Increase 4.8%
Cheverly	Increase 3.9%	598,156,328	621,566,154	0.8650	Increase 3.9%
College Park	Increase 3.6%	2,937,767,464	3,044,213,561	0.9660	Increase 3.6%
Colmar Manor	Increase 6.2%	94,958,989	100,809,132	0.8960	Increase 6.2%
Cottage City	Increase 4.5%	100,783,739	105,294,979	0.9060	Increase 4.5%
District Heights	Increase 4.5%	372,751,449	389,386,189	0.8670	Increase 4.5%
Eagle Harbor	Increase 4.7%	8,187,917	8,576,772	0.9970	Increase 4.7%
Edmonston	Increase 4.7%	159,992,654	167,543,559	0.9040	Increase 4.7%
Fairmount Heights	Increase 4.6%	106,501,570	111,395,344	0.9170	Increase 4.6%
Forest Heights	Increase 3.1%	180,009,834	185,520,922	0.9280	Increase 3.1%
Glenarden	Decrease 3.0%	532,207,559	516,418,009	0.8830	Decrease 3.0%
Greenbelt	Increase 1.8%	2,121,687,963	2,159,947,293	0.8430	Increase 1.8%
Hyattsville	Decrease 0.0%	1,969,540,046	1,969,040,537	0.8510	Decrease 0.0%
Landover Hills	Increase 4.5%	156,873,091	163,942,793	0.9140	Increase 4.5%
Laurel	Increase 2.0%	3,051,422,828	3,112,650,618	0.8170	Increase 2.0%
Morningside	Increase 4.6%	97,166,309	101,633,701	0.9200	Increase 4.6%
Mount Rainier	Increase 4.6%	457,258,868	478,285,264	0.8560	Increase 4.6%
New Carrollton	Increase 4.5%	770,690,471	805,088,290	0.8780	Increase 4.5%
North Brentwood	Increase 4.9%	54,307,231	56,953,912	0.9950	Increase 4.9%
Riverdale Park	Increase 5.9%	755,839,825	800,106,819	0.8650	Increase 5.9%
Seat Pleasant	Increase 4.6%	303,279,326	317,151,448	0.8810	Increase 4.6%
University Park	Increase 3.7%	335,525,194	348,003,022	0.8660	Increase 3.7%
Upper Marlboro	Increase 3.6%	89,744,288	92,991,650	0.9230	Increase 3.6%

	Box 7, Revenue Change	Box 8, Constant Yield Tax Rate	Box 9, Proposed County Tax Rate	Box 10, Percentage Greater Than Constant Yield Rate	Box 11, Revenue Increase
Unincorporated Area	Gain of \$19,036,420	0.9712	1.0000	3.0%	\$19,036,420
Berwyn Heights	Gain of \$112,129	0.8361	0.8580	2.6%	\$68,461
Bladensburg	Gain of \$160,927	0.8333	0.8580	3.0%	\$121,451
Bowie	Gain of \$1,493,787	0.8265	0.8440	2.1%	\$1,213,157
Brentwood	Gain of \$123,826	0.8770	0.9170	4.6%	\$107,737
Capitol Heights	Gain of \$122,533	0.8458	0.8710	3.0%	\$76,747
Cheverly	Gain of \$202,495	0.8324	0.8600	3.3%	\$171,552
College Park	Gain of \$1,028,269	0.9322	0.9650	3.5%	\$998,502
Colmar Manor	Gain of \$52,417	0.8440	0.8840	4.7%	\$40,324
Cottage City	Gain of \$40,872	0.8672	0.9090	4.8%	\$44,013
District Heights	Gain of \$144,223	0.8300	0.8600	3.6%	\$116,816
Eagle Harbor	Gain of \$3,877	0.9518	0.9970	4.7%	\$3,877
Edmonston	Gain of \$68,260	0.8633	0.8970	3.9%	\$56,462
Fairmount Heights	Gain of \$44,876	0.8767	0.9160	4.5%	\$43,778
Forest Heights	Gain of \$51,143	0.9004	0.9080	0.8%	\$14,100
Glenarden	Loss of \$139,422	0.9100	0.8800	-3.3%	(\$154,925)
Greenbelt	Gain of \$322,526	0.8281	0.8360	1.0%	\$170,636
Hyattsville	Loss of \$4,251	0.8512	0.8440	-0.8%	(\$141,771)
Landover Hills	Gain of \$64,617	0.8746	0.9110	4.2%	\$59,675
Laurel	Gain of \$500,231	0.8009	0.8140	1.6%	\$407,757
Morningside	Gain of \$41,100	0.8796	0.9180	4.4%	\$39,027
Mount Rainier	Gain of \$179,986	0.8184	0.8540	4.3%	\$170,270
New Carrollton	Gain of \$302,013	0.8405	0.8640	2.8%	\$189,196
North Brentwood	Gain of \$26,334	0.9488	0.9960	5.0%	\$26,882
Riverdale Park	Gain of \$382,909	0.8171	0.8590	5.1%	\$335,245
Seat Pleasant	Gain of \$122,213	0.8425	0.8760	4.0%	\$106,246
University Park	Gain of \$108,058	0.8349	0.8600	3.0%	\$87,349
Upper Marlboro	Gain of \$29,973	0.8908	0.9280	4.2%	\$34,593