

Department of Legislative Services
Maryland General Assembly
2006 Session

FISCAL AND POLICY NOTE
Revised

House Bill 1725

(Howard County Delegation)

Environmental Matters

Education, Health, and Environmental Affairs

Howard County - Annexation of Land in Columbia

This emergency bill establishes the process for the annexation of parcels of land subject to the deed, agreement, and declaration establishing any of the villages or town center in Columbia (Howard County). A parcel of land can be annexed into the village or town center in which it is located, if: (1) the owner or developer of the land applies to the village or town center community association for annexation; and (2) the Columbia Association or its successor, and the village or town center community association approve the annexation. The annexed land is subject to the recorded covenants and restrictions of the village or town center in which it is located, but annexation may not affect previous approvals or conditions regarding constructed improvements on the property.

Fiscal Summary

State Effect: None.

Local Effect: Potential minimal operational impact on the Recordings Office of the Howard County Circuit Court. No effect on revenues.

Small Business Effect: None.

Analysis

Current Law/Background: The annexation of land into a village or town center may be accomplished in one of two ways: the annexation is approved in writing by the Federal Housing Administration (FHA); or by approval of two-thirds of the members of the association entitled to vote.

The Columbia Association advises that FHA has stopped participating in the annexation process. As such, it is unable to annex land into a village or town center by this method. The Columbia Association further advises that two areas of particular concern are a couple of residential properties near the Columbia Mall. While the owners of these properties pay a charge imposed on real property by the Columbia Association, since these properties are not part of a village or town center, these individuals are unable to either elect representatives or be elected to village boards, the Columbia Council, or the Columbia Board of Directors.

Local Fiscal Effect: Potential minimal operational impact on the Recordings Office of the Howard County Circuit Court, from a potential increase in the number of instruments of consolidation.

Howard County advises that since the county does not currently require a tax differential that would reduce the county's property tax rate in a village or town center community association, annexing areas into a village or town center would not materially impact county finances.

Additional Information

Prior Introductions: None.

Cross File: SB 1089 (Senator Kasemeyer) – Education, Health, and Environmental Affairs.

Information Source(s): Columbia Association, Howard County, Judiciary (Administrative Office of the Courts), Department of Legislative Services

Fiscal Note History: First Reader - March 15, 2006
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