

PILOT Tax Analysis Worksheet

Instructions

TAB 1	Assessed Value Calcs
1	Complete all cells highlighted in YELLOW .
2	Prince George's County DHCD does <u>not</u> dictate or determine cap rate applied. This is to be determined by developer.

TAB 2	CWA Fee & SWS Charge
1	Complete all cells highlighted in YELLOW .
2	For an explanation and examples of how the Clean Water Act Fee is calculated: https://www.princegeorgescountymd.gov/DocumentCenter/View/158/Other-Land-Uses-PDF?bidId=
3	For an explanation of how the Solid Waste Charge is calculated: https://www.princegeorgescountymd.gov/629/Estimate-Your-System-Benefit-Change

TAB 3	PILOT Tax Analysis
1	Complete all cells highlighted in YELLOW .
2	Cells highlighted in ORANGE automatically populate from other tabs.
3	Cell J10, "Amount Deferred per Affordable Unit" may not exceed \$ 600.00 <i>Note: Prince George's County DHCD can only offer a PILOT on on the "County" Portion of the tax assessment.</i>
4	Cells A22-A24, "Tax district and account numbers" should list all parcels as they currently exist and as stated the Maryland SDAT website.
4	Cell B26, "Total Current County Tax Portion" should sum the Current or "As-is" total Phased-In Assessment for all parcels comprising the property (Land + Improvements) as indicated on the Maryland SDAT Website. SDAT: Real Property Data Search
5	If the project is located within the boundaries of a municipality with taxing authority, update the County/municipal rate cell C15.

Estimation of Assessed Value using NOI and Cap Rate

Income	Total	Per Unit
Low Income Units		\$
Market Rate Units		\$
Nonresidential		\$
Gross Project Income	\$	\$
Vacancy Allowance		\$
Effective Gross Income	\$	\$

Expenses		
Administrative		\$
Management Fee		\$
Utilities		\$
Maintenance		\$
Taxes and Insurance		\$
Replacement Reserve		\$
Total Expenses	\$	\$
Net Operating Income	\$ -	\$

Cap Rate		0.00%
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Assessed Value	#DIV/0!	#DIV/0!
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Clean Water Act Fee	
https://www.princegeorgescountymd.gov/departments-offices/environment/stormwater-	
Impervious Area (sf)	
÷ Equivalent Service Unit Rate (as of 2/2023)	2,465
Equivalent Service Unit Multiplier	-
Equivalent Service Unit Multiplier	-
× Impervious Area Fee Rate (as of 2/2023)	\$20.90
Impervious Area Fee	\$0.00
÷ Total # Units	
Impervious Area Fee per unit	#DIV/0!
Administrative Fee Rate (as of 2/2023)	\$20.58
Total Clean Water Act Fee per building/dwelling unit	#DIV/0!

Solid Waste Service Charge	
https://www.princegeorgescountymd.gov/629/Estimate-Your-System-Benefit-Change	
Building Square Footage	
Building Square Footage Multiplier	-
System Benefit Charge (as of 2/2023)	\$4.79
Total Solid Waste Service Charge	\$0.00

PILOT Tax Analysis Worksheet				
Name of Project				
Term of PILOT	years			
Assessed Value:	#DIV/0!	Total # of Units:	0	# of Market Rate Units: 0
Populates from cell B5 on "Assessed Value Calcs" Tab				
Rates Effective:	July 1, 2025 through June 30, 2026		# of Affordable Units:	

	Update County/municipal rate if needed only if the project is located within the boundaries of a municipality with taxing authority					Break out residential vs. commercial portion of assessment, if applicable				
Agency Tax	Assessed Value	FY2026 Rate	Per	Equ.	Tax Burden - without PILOT	Normal Tax Per Unit	Tax Burden with PILOT	PILOT payment per Affordable Unit	Amount Deferred per Affordable Unit	Annual Amount Deferred
County	#DIV/0!	1.0000	100	1%	#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!	#DIV/0!
State	#DIV/0!	0.1120	100	1%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		
Park & Planning	#DIV/0!	0.2940	100	1%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		
SWM/Flood Control	#DIV/0!	0.0540	100	1%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		
WSTC	#DIV/0!	0.0260	100	1%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		
City/Municipal Tax	#DIV/0!	0.0000	100	1%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		
Solid Waste Service Charge					\$ -	#DIV/0!	\$ -	#DIV/0!		
Clean Water Act Fee					#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		
Total Payment					#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		

Tax district and account # per parcel	Current County Tax Portion	Future County Tax Portion	Fiscal Impact (Difference)
example: 14-12345678		#DIV/0!	
TOTAL	0	#DIV/0!	#DIV/0!

PLEASE FOCUS ON UPDATING THE CELLS IN YELLOW - IF ANY OTHER CHANGES ARE MADE, PLEASE ADVISE DHCD

PILOT CALCULATIONS
2% Annual Escalating Factor

Year	Annual County tax burden per unit	Full amount of County tax burden for all affordable units	Annual County PILOT per affordable unit	Annual County PILOT for all affordable units	Annual value of deferred tax	Cumulative value of deferred tax
1	#DIV/0!	#DIV/0!	\$ -	\$ -	#DIV/0!	#DIV/0!
2	#DIV/0!	#DIV/0!	\$ -	\$ -	#DIV/0!	#DIV/0!
3	#DIV/0!	#DIV/0!	\$ -	\$ -	#DIV/0!	#DIV/0!
4	#DIV/0!	#DIV/0!	\$ -	\$ -	#DIV/0!	#DIV/0!
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39	#DIV/0!	#DIV/0!	\$ -	\$ -	#DIV/0!	#DIV/0!
40	#DIV/0!	#DIV/0!	\$ -	\$ -	#DIV/0!	#DIV/0!
TOTAL		#DIV/0!		\$ -		#DIV/0!