



Montgomery Planning | Functional Planning & Policy Division

# Subdivision Staging Policy Update

Montgomery County Civic Federation  
December 9, 2019





# Impact Taxes

# Transportation Impact Taxes

	Red Policy Areas	Orange Policy Areas	Yellow Policy Areas	Green Policy Areas
<b>Residential (per unit)</b>				
Single Family Detached	\$7,838	\$19,591	\$24,490	\$24,490
Single Family Attached	\$6,413	\$16,030	\$20,038	\$20,038
Multifamily Low-rise	\$4,986	\$12,465	\$15,582	\$15,582
Multifamily High-rise	\$3,561	\$8,904	\$11,130	\$11,130
Multifamily Senior	\$1,424	\$3,562	\$4,452	\$4,452
<b>Non-Residential (per square foot GFA)</b>				
Office	\$7.15	\$17.90	\$22.40	\$22.40
Industrial	\$3.60	\$8.90	\$11.20	\$11.20
Bioscience Facility	\$0.00	\$0.00	\$0.00	\$0.00
Retail	\$6.35	\$16.00	\$19.95	\$19.95
Place of Worship	\$0.00	\$0.00	\$0.00	\$0.00
Private Elementary and Secondary School	\$0.55	\$1.45	\$1.85	\$1.85
Hospital	\$0.00	\$0.00	\$0.00	\$0.00
Social Service Agency	\$0.00	\$0.00	\$0.00	\$0.00
Other Non-Residential	\$3.60	\$8.90	\$11.20	\$11.20

# Schools Impact Taxes

<b>Residential (per unit)</b>	<b>Countywide</b>
Single Family Detached	\$26,207
Single Family Attached	\$27,598
Multifamily Low-rise	\$21,961
Multifamily High-rise	\$6,113
Multifamily Senior	\$0

# Impact Taxes Exemptions

- All moderately priced dwelling units (**MPDUs**) are exempt
- Any project that includes **25% or more MPDUs** are fully exempt on all units
- Any project in a current or former **Enterprise Zone** (including Downtown Silver Spring)