

# SENATE BILL 552

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6lr3001  
CF HB 1452

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By: **Senator Charles**

Introduced and read first time: February 4, 2026

Assigned to: Finance

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Committee Report: Favorable with amendments

Senate action: Adopted

Read second time: March 25, 2026

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## CHAPTER \_\_\_\_\_

1 AN ACT concerning

2 **Economic Development – Prince George’s County Suitland Development**  
3 **Authority – Established**

4 FOR the purpose of establishing the Suitland Development Authority in Prince George’s  
5 County; requiring the Authority to support and develop a certain neighborhood  
6 revitalization plan in coordination with certain residents; authorizing the Authority  
7 to modify certain boundaries, subject to a certain vote; requiring the Authority to  
8 take certain actions regarding the finances of the Authority; exempting the  
9 Authority from certain taxation or assessments under certain circumstances; and  
10 generally relating to the Suitland Development Authority.

11 BY adding to

12 Article – Economic Development

13 Section 12–1201 through 12–1214 to be under the new subtitle “Subtitle 12. Prince  
14 George’s County Suitland Development Authority”

15 Annotated Code of Maryland

16 (2024 Replacement Volume and 2025 Supplement)

17 BY repealing and reenacting, without amendments,

18 Article – State Finance and Procurement

19 Section 6–226(a)(2)(i) and (ii)

20 Annotated Code of Maryland

21 (2021 Replacement Volume and 2025 Supplement)

22 BY repealing and reenacting, with amendments,

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### EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



1 Article – State Finance and Procurement  
2 Section 6–226(a)(2)(iii)212. and 213.  
3 Annotated Code of Maryland  
4 (2021 Replacement Volume and 2025 Supplement)

5 BY adding to  
6 Article – State Finance and Procurement  
7 Section 6–226(a)(2)(iii)214. and 11–203(l)  
8 Annotated Code of Maryland  
9 (2021 Replacement Volume and 2025 Supplement)

10 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,  
11 That the Laws of Maryland read as follows:

12 **Article – Economic Development**

13 **SUBTITLE 12. PRINCE GEORGE’S COUNTY SUTLAND DEVELOPMENT AUTHORITY.**

14 **12–1201.**

15 (A) IN THIS SUBTITLE THE FOLLOWING WORDS HAVE THE MEANINGS  
16 INDICATED.

17 (B) “AUTHORITY” MEANS THE SUTLAND DEVELOPMENT AUTHORITY.

18 (C) “BOARD” MEANS THE BOARD OF DIRECTORS OF THE AUTHORITY.

19 (D) “BUFFER ZONE” MEANS THE AREA WITHIN 250 YARDS OF THE TARGET  
20 AREA.

21 (E) “TARGET AREA” MEANS THE SUTLAND ROAD AND SILVER HILL ROAD  
22 CORRIDOR IN PRINCE GEORGE’S COUNTY.

23 **12–1202.**

24 THIS SUBTITLE SHALL BE LIBERALLY CONSTRUED TO ACCOMPLISH ITS  
25 PURPOSES.

26 **12–1203.**

27 (A) THERE IS A SUTLAND DEVELOPMENT AUTHORITY IN PRINCE  
28 GEORGE’S COUNTY.

1           **(B) THE AUTHORITY IS A BODY POLITIC AND CORPORATE AND IS AN**  
2 **INSTRUMENTALITY OF THE STATE.**

3           **(C) THE EXERCISE BY THE AUTHORITY OF A POWER UNDER THIS SUBTITLE**  
4 **IS THE PERFORMANCE OF AN ESSENTIAL GOVERNMENTAL FUNCTION.**

5           **(D) THE GOVERNOR ~~MAY~~ SHALL INCLUDE EACH YEAR IN THE ~~STATE~~**  
6 **ANNUAL BUDGET BILL AN APPROPRIATION OF \$500,000 TO THE AUTHORITY IN**  
7 **PRINCE GEORGE'S COUNTY.**

8           **(E) BEGINNING FISCAL YEAR 2036, THE AUTHORITY SHALL BE**  
9 **SELF-SUSTAINING.**

10 **12-1204.**

11           **(A) THE GENERAL ASSEMBLY FINDS THAT:**

12           **(1) THERE EXISTS WITHIN VARIOUS NEIGHBORHOODS IN PRINCE**  
13 **GEORGE'S COUNTY, PARTICULARLY THE SUTLAND ROAD AND SILVER HILL ROAD**  
14 **CORRIDOR, A NEED FOR RESIDENTIAL AND COMMERCIAL DEVELOPMENT OR**  
15 **REDEVELOPMENT IN FURTHERANCE OF THE PUBLIC'S INTEREST;**

16           **(2) THE SUTLAND ROAD AND SILVER HILL ROAD CORRIDOR HAS**  
17 **EXPERIENCED LOW HOUSING AND ECONOMIC DEVELOPMENT IN THE COMMUNITY**  
18 **FOR DECADES;**

19           **(3) AREAS IN THE SUTLAND ROAD AND SILVER HILL ROAD**  
20 **CORRIDOR INCLUDE BOTH AREAS THAT ARE CONSIDERED SLUM OR BLIGHTED AND**  
21 **AREAS THAT ARE DETERIORATED OR SUBJECT TO FURTHER DETERIORATING**  
22 **CONDITION, AND THOSE AREAS ARE IN NEED OF DEVELOPMENT OR**  
23 **REDEVELOPMENT FOR THE PUBLIC BENEFIT;**

24           **(4) THE REVITALIZATION OF AREAS WITHIN THE SUTLAND ROAD**  
25 **AND SILVER HILL ROAD CORRIDOR NEEDING COMMERCIAL DEVELOPMENT OR**  
26 **REDEVELOPMENT IS AN ESSENTIAL GOVERNMENTAL FUNCTION AND IS A PUBLIC**  
27 **USE THAT WILL CONFER A PUBLIC BENEFIT ON CITIZENS OF PRINCE GEORGE'S**  
28 **COUNTY BY:**

29                   **(I) RELIEVING CONDITIONS OF UNEMPLOYMENT;**

30                   **(II) ENCOURAGING THE INCREASE OF COMMERCE AND A**  
31 **BALANCED ECONOMY;**

1 (III) ASSISTING IN THE RETENTION OF BUSINESSES AND  
2 RESIDENTS;

3 (IV) ATTRACTING NEW INDUSTRIES AND COMMERCE;

4 (V) PROMOTING ECONOMIC DEVELOPMENT AND GROWTH; AND

5 (VI) GENERALLY PROMOTING THE HEALTH, WELFARE, AND  
6 PUBLIC SAFETY OF RESIDENTS IN PRINCE GEORGE'S COUNTY AND INCREASING  
7 PROPERTY TAX REVENUES FOR THE STATE AND PRINCE GEORGE'S COUNTY;

8 (5) THE ESTABLISHMENT OF THIS PUBLIC AUTHORITY TO PROVIDE  
9 FINANCIAL RESOURCES FOR THE DEVELOPMENT AND ESTABLISHMENT OF  
10 RESIDENCES AND BUSINESSES THROUGH COMMUNITY ORGANIZATIONS IN THE  
11 TARGET AREA WILL SIGNIFICANTLY IMPROVE PRINCE GEORGE'S COUNTY  
12 NEIGHBORHOODS AND INCREASE PROPERTY TAX REVENUES FOR THE STATE AND  
13 PRINCE GEORGE'S COUNTY; AND

14 (6) THE AUTHORITY IS THE ECONOMIC DEVELOPMENT AUTHORITY  
15 FOR THE STATE TO BENEFIT THE NEIGHBORHOODS OF PRINCE GEORGE'S COUNTY  
16 WITHIN THE TARGET AREA.

17 (B) THE LEGISLATIVE PURPOSES OF THE AUTHORITY ARE TO:

18 (1) REVIVE THE VARIOUS COMMUNITIES ALONG THE SUTLAND ROAD  
19 AND SILVER HILL ROAD CORRIDOR IN PRINCE GEORGE'S COUNTY;

20 (2) PROMOTE ECONOMIC DEVELOPMENT;

21 (3) ENCOURAGE THE INCREASE OF BUSINESS ACTIVITY, COMMERCE,  
22 AND A BALANCED ECONOMY IN PRINCE GEORGE'S COUNTY;

23 (4) HELP TO RETAIN AND ATTRACT BUSINESS ACTIVITY AND  
24 COMMERCE IN PRINCE GEORGE'S COUNTY; AND

25 (5) PROMOTE THE HEALTH, PUBLIC SAFETY, RIGHT OF GAINFUL  
26 EMPLOYMENT, AND WELFARE OF RESIDENTS OF PRINCE GEORGE'S COUNTY.

27 (C) THE GENERAL ASSEMBLY INTENDS THAT:

28 (1) THE AUTHORITY OPERATE AND EXERCISE ITS CORPORATE  
29 POWERS ALONG THE SUTLAND ROAD AND SILVER HILL ROAD CORRIDOR IN  
30 PRINCE GEORGE'S COUNTY;

1           **(2) WITHOUT LIMITING ITS AUTHORITY TO OTHERWISE EXERCISE ITS**  
2 **POWERS, THE AUTHORITY EXERCISES ITS POWERS TO ASSIST PRIVATE REAL ESTATE**  
3 **ENTITIES AND NONPROFIT COMMUNITY DEVELOPMENT CORPORATIONS TO**  
4 **DEVELOP AND REHABILITATE HOUSING AND COMMERCIAL UNITS IN PRINCE**  
5 **GEORGE’S COUNTY AND SUPPORT LOCAL ECONOMIC DEVELOPMENT AGENCIES TO**  
6 **CONTRIBUTE TO THE EXPANSION, MODERNIZATION, AND RETENTION OF EXISTING**  
7 **ENTERPRISES IN PRINCE GEORGE’S COUNTY AS WELL AS THE ATTRACTION OF NEW**  
8 **BUSINESSES TO PRINCE GEORGE’S COUNTY; AND**

9           **(3) THE AUTHORITY SHOULD NOT OWN AND OPERATE A PROJECT**  
10 **UNLESS:**

11           **(I) THE BOARD DETERMINES BY RESOLUTION THAT THE**  
12 **PRIVATE SECTOR HAS NOT DEMONSTRATED SERIOUS AND SIGNIFICANT INTEREST**  
13 **AND DEVELOPMENT CAPACITY TO OWN AND OPERATE THE PROJECT; OR**

14           **(II) A REPRESENTATIVE OF A GOVERNMENTAL UNIT REQUESTS**  
15 **IN WRITING THAT THE AUTHORITY OWN AND OPERATE THE PROJECT.**

16 **12-1205.**

17           **(A) (1) EXCEPT AS OTHERWISE PROVIDED IN THIS SECTION, IN**  
18 **EXERCISING ITS POWERS, THE AUTHORITY:**

19           **(I) MAY CARRY OUT THE PURPOSES OF THE AUTHORITY**  
20 **WITHOUT THE CONSENT OF ANY STATE UNIT; AND**

21           **(II) IS NOT SUBJECT TO:**

22                   **1. SUBTITLES 1 THROUGH 3 OF THIS TITLE; OR**

23                   **2. THE FOLLOWING PROVISIONS OF THE STATE**  
24 **FINANCE AND PROCUREMENT ARTICLE:**

25                           **A. TITLE 2, SUBTITLES 2 (GIFTS AND GRANTS) AND 5**  
26 **(FACILITIES FOR THE HANDICAPPED);**

27                           **B. TITLE 3 (BUDGET AND MANAGEMENT);**

28                           **C. TITLE 4 (DEPARTMENT OF GENERAL SERVICES);**

1                   D.    **TITLE 5A (DIVISION OF HISTORICAL AND CULTURAL**  
2 **PROGRAMS);**

3                   E.    **TITLE 6, SUBTITLE 1 (STUDIES AND ESTIMATES);**

4                   F.    **TITLE 7, SUBTITLES 1 (STATE OPERATING BUDGET),**  
5 **2 (DISBURSEMENTS AND EXPENDITURES), AND 3 (UNSPENT BALANCES);**

6                   G.    **TITLE       10        (BOARD        OF       PUBLIC**  
7 **WORKS – MISCELLANEOUS PROVISIONS); OR**

8                   H.    **DIVISION II (GENERAL PROCUREMENT LAW).**

9           (2)   **THE AUTHORITY IS SUBJECT TO:**

10                   (I)   **THE PUBLIC INFORMATION ACT; AND**

11                   (II) **THE OPEN MEETINGS ACT.**

12           (B)   **THE AUTHORITY AND ITS OFFICERS AND EMPLOYEES ARE SUBJECT TO**  
13 **THE PUBLIC ETHICS LAW.**

14           (C)   **THE AUTHORITY AND ITS OFFICERS AND EMPLOYEES ARE SUBJECT TO**  
15 **TITLE 12, SUBTITLE 4 OF THE STATE FINANCE AND PROCUREMENT ARTICLE.**

16           (D)   **THE AUTHORITY IS SUBJECT TO TITLE 14, SUBTITLE 3 OF THE STATE**  
17 **FINANCE AND PROCUREMENT ARTICLE.**

18 **12-1206.**

19           (A)   **A BOARD OF DIRECTORS SHALL MANAGE THE AUTHORITY AND**  
20 **EXERCISE ITS POWERS.**

21           (B)   **THE BOARD CONSISTS OF THE FOLLOWING MEMBERS:**

22                   (1)   **ONE MEMBER OF THE SENATE OF MARYLAND WHO REPRESENTS**  
23 **THE TARGET AREA TO SERVE IN AN ADVISORY CAPACITY, APPOINTED BY THE**  
24 **PRESIDENT OF THE SENATE;**

25                   (2)   **ONE MEMBER OF THE HOUSE OF DELEGATES WHO REPRESENTS**  
26 **THE TARGET AREA TO SERVE IN AN ADVISORY CAPACITY, APPOINTED BY THE**  
27 **SPEAKER OF THE HOUSE;**

1           **(3) THE SECRETARY OF HOUSING AND COMMUNITY DEVELOPMENT,**  
2 **OR THE SECRETARY'S DESIGNEE;**

3           **(4) THE SECRETARY OF TRANSPORTATION, OR THE SECRETARY'S**  
4 **DESIGNEE;**

5           **(5) THE SECRETARY OF COMMERCE, OR THE SECRETARY'S**  
6 **DESIGNEE;**

7           **(6) THE EXECUTIVE DIRECTOR OF THE MARYLAND ECONOMIC**  
8 **DEVELOPMENT CORPORATION, OR THE EXECUTIVE DIRECTOR'S DESIGNEE;**

9           ~~**(7) ONE MEMBER OF THE PRINCE GEORGE'S COUNTY COUNCIL WHO**~~  
10 ~~**REPRESENTS THE TARGET AREA, APPOINTED BY THE CHAIR OF THE PRINCE**~~  
11 ~~**GEORGE'S COUNTY COUNCIL;**~~

12           ~~**(8)**~~ **(8) ONE MEMBER WITH EXPERTISE IN ECONOMIC DEVELOPMENT,**  
13 **APPOINTED BY THE COUNTY EXECUTIVE OF PRINCE GEORGE'S COUNTY;**

14           ~~**(9)**~~ **(8) ONE ~~MEMBER APPOINTED BY THE GOVERNOR~~ PRINCE**  
15 **GEORGE'S COUNTY COUNCIL MEMBER WHO REPRESENTS THE TARGET AREA TO**  
16 **SERVE IN AN ADVISORY CAPACITY, APPOINTED BY THE CHAIR OF THE PRINCE**  
17 **GEORGE'S COUNTY COUNCIL;**

18           ~~**(10)**~~ **(9) THE DIRECTOR OF THE PRINCE GEORGE'S COUNTY**  
19 **ECONOMIC DEVELOPMENT CORPORATION, OR THE DIRECTOR'S DESIGNEE;**

20           ~~**(11)**~~ **(10) THE EXECUTIVE DIRECTOR OF THE REDEVELOPMENT**  
21 **AUTHORITY OF PRINCE GEORGE'S COUNTY;**

22           ~~**(12)**~~ **(11) THE EXECUTIVE DIRECTOR OF THE REVENUE AUTHORITY**  
23 **OF PRINCE GEORGE'S COUNTY;**

24           **(12) THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF**  
25 **PERMITTING, INSPECTIONS, AND ENFORCEMENT OF PRINCE GEORGE'S COUNTY;**

26           **(13) THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING**  
27 **COMMISSION'S PRINCE GEORGE'S COUNTY PLANNING DIRECTOR;**

28           ~~**(13)**~~ **(14) ONE SUITLAND COMMUNITY MEMBER, APPOINTED BY THE**  
29 **SPEAKER OF THE HOUSE;**

1           ~~(14)~~ **(15) ONE SUITLAND COMMUNITY MEMBER, APPOINTED BY THE**  
2 **PRESIDENT OF THE SENATE;**

3           **(16) ONE SUITLAND COMMUNITY MEMBER, APPOINTED BY THE**  
4 **COUNTY EXECUTIVE OF PRINCE GEORGE'S COUNTY; AND**

5           ~~(15)~~ **(17) ONE COMMERCIAL PROPERTY OWNER WITHIN THE TARGET**  
6 **AREA, APPOINTED BY THE COUNTY EXECUTIVE.**

7           **(C) THE COUNTY EXECUTIVE SHALL SELECT THE CHAIR OF THE BOARD.**

8 **12-1207.**

9           **(A) THE AUTHORITY MAY MANAGE APPROPRIATED FUNDS FROM PRINCE**  
10 **GEORGE'S COUNTY AND THE STATE.**

11           **(B) THE AUTHORITY MAY RECEIVE DONATED SERVICES FROM**  
12 **ACCOUNTANTS, LAWYERS, OR OTHER CONSULTANTS AS NECESSARY TO CARRY OUT**  
13 **THIS SUBTITLE.**

14           **(C) THE AUTHORITY MAY SUPERVISE, MANAGE, AND TERMINATE STAFF**  
15 **AND CONSULTANTS AS NECESSARY.**

16 **12-1208.**

17           **A MEMBER OF THE AUTHORITY:**

18           **(1) MAY NOT RECEIVE COMPENSATION AS A MEMBER OF THE**  
19 **AUTHORITY; BUT**

20           **(2) IS ENTITLED TO REIMBURSEMENT FOR EXPENSES UNDER THE**  
21 **STANDARD STATE TRAVEL REGULATIONS, AS PROVIDED IN THE STATE BUDGET.**

22 **12-1209.**

23           **(A) THE AUTHORITY SHALL:**

24           **(1) SUPPORT THE DEVELOPMENT AND APPROVAL OF A**  
25 **COMPREHENSIVE NEIGHBORHOOD REVITALIZATION PLAN IN THE TARGET AREA**  
26 **AND THE BUFFER ZONE TO BENEFIT:**

27           **(I) THE RESIDENTS;**

1           **(II) HOUSING;**

2           **(III) NEIGHBORHOODS;**

3           **(IV) ECONOMIC DEVELOPMENT; AND**

4           **(V) TRANSPORTATION, INCLUDING MOTOR VEHICLES AND**  
5 **PEDESTRIANS; AND**

6           **(2) WORK IN COORDINATION WITH THE RESIDENTS OF THE TARGET**  
7 **AREA AND THE BUFFER ZONE TO DEVELOP A COMPREHENSIVE NEIGHBORHOOD**  
8 **REVITALIZATION PLAN.**

9           **(B) THE AUTHORITY MAY, BY A MAJORITY VOTE OF ALL MEMBERS OF THE**  
10 **AUTHORITY, MODIFY THE BOUNDARIES OF THE TARGET AREA AND THE BUFFER**  
11 **ZONE.**

12           **(C) ON OR BEFORE DECEMBER 15, 2027, THE AUTHORITY SHALL REPORT**  
13 **ITS COMPREHENSIVE NEIGHBORHOOD REVITALIZATION STRATEGY, INCLUDING ANY**  
14 **PROCUREMENT ACTIVITIES UNDERTAKEN BY THE AUTHORITY, TO THE GOVERNOR**  
15 **AND, IN ACCORDANCE WITH § 2-1257 OF THE STATE GOVERNMENT ARTICLE, TO**  
16 **THE SENATE BUDGET AND TAXATION COMMITTEE, THE HOUSE ECONOMIC**  
17 **MATTERS COMMITTEE, AND THE HOUSE APPROPRIATIONS COMMITTEE.**

18 **12-1210.**

19           **THE AUTHORITY MAY:**

20           **(1) ADOPT BYLAWS FOR THE CONDUCT OF THE BUSINESS OF THE**  
21 **AUTHORITY;**

22           **(2) ADOPT A SEAL;**

23           **(3) SUE OR BE SUED;**

24           **(4) MAINTAIN AN OFFICE AT A PLACE THE AUTHORITY DESIGNATES**  
25 **IN PRINCE GEORGE'S COUNTY;**

26           **(5) MAKE OR ACCEPT AND MANAGE LOANS, GRANTS, OR ASSISTANCE**  
27 **OF ANY KIND FROM THE FEDERAL OR STATE GOVERNMENT, A LOCAL GOVERNMENT,**  
28 **A COLLEGE OR UNIVERSITY, A CHARITABLE INSTITUTION, A NONPROFIT**  
29 **ORGANIZATION, A FOR-PROFIT ORGANIZATION, OR A PRIVATE SOURCE;**

1           **(6) MAKE GRANTS TO INDIVIDUALS;**

2           **(7) ACQUIRE PROPERTIES IN PRINCE GEORGE'S COUNTY, DIRECTLY**  
3 **OR INDIRECTLY, FROM A PERSON OR POLITICAL SUBDIVISION, TO IMPROVE,**  
4 **MANAGE, MARKET, MAINTAIN, OR LEASE, FROM A PERSON OR POLITICAL**  
5 **SUBDIVISION FOR RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL DEVELOPMENT OR**  
6 **REDEVELOPMENT, INCLUDING COMPREHENSIVE RENOVATION OR REHABILITATION**  
7 **OF THE LAND OR PROPERTY ON TERMS THE AUTHORITY CONSIDERS REASONABLE**  
8 **TO OPERATE A PROJECT IN PRINCE GEORGE'S COUNTY, BY:**

9                   **(I) PURCHASE;**

10                   **(II) GIFT;**

11                   **(III) INTEREST;**

12                   **(IV) CONDEMNATION;**

13                   **(V) EMINENT DOMAIN, EXCEPT FOR:**

14                         **1. OWNER-OCCUPIED RESIDENTIAL PROPERTIES; AND**

15                         **2. PROPERTY OWNED OR CONTROLLED BY THE**  
16 **REVENUE AUTHORITY OF PRINCE GEORGE'S COUNTY OR THE REDEVELOPMENT**  
17 **AUTHORITY OF PRINCE GEORGE'S COUNTY;**

18                   **(VI) TAX SALE;**

19                   **(VII) FORECLOSURE;**

20                   **(VIII) RECEIVERSHIP;**

21                   **(IX) IN REM FORECLOSURE PROCEEDINGS;**

22                   **(X) EASEMENT, OR ANY OTHER INTEREST IN LAND;**

23                   **(XI) LEASE; AND**

24                   **(XII) RENT;**

25           **(8) ACQUIRE, PURCHASE, HOLD, LEASE AS LESSEE, AND USE:**

26                   **(I) A FRANCHISE, PATENT, OR LICENSE;**

1 (II) ANY REAL, PERSONAL, MIXED, TANGIBLE, OR INTANGIBLE  
2 PROPERTY; OR

3 (III) AN INTEREST IN THE PROPERTY LISTED IN THIS ITEM;

4 (9) FINANCE ALL OR PART OF THE ACQUISITION OR IMPROVEMENT OF  
5 A PROJECT;

6 (10) SELL, LEASE AS LESSOR, TRANSFER, LICENSE, ASSIGN, OR  
7 DISPOSE OF PROPERTY OR A PROPERTY INTEREST THAT THE AUTHORITY  
8 ACQUIRES;

9 (11) FIX AND COLLECT RATES, RENTALS, FEES, ROYALTIES, AND  
10 CHARGES FOR SERVICES AND RESOURCES THE AUTHORITY PROVIDES OR MAKES  
11 AVAILABLE;

12 (12) ENTER INTO CONTRACTS WITH ANY FEDERAL, STATE, OR LOCAL  
13 GOVERNMENT AGENCY, A GOVERNMENTAL UNIT, A COLLEGE OR UNIVERSITY,  
14 CHARITABLE INSTITUTIONS, OR A PRIVATE ENTITY OR PARTY;

15 (13) EXERCISE POWER USUALLY POSSESSED BY A PRIVATE  
16 CORPORATION IN PERFORMING SIMILAR FUNCTIONS UNLESS TO DO SO WOULD  
17 CONFLICT WITH STATE LAW;

18 (14) WITH THE OWNER'S PERMISSION, ENTER LANDS OR PREMISES TO  
19 MAKE A SURVEY, A SOUNDING, A BORING, OR AN EXAMINATION TO ACCOMPLISH THE  
20 PURPOSE AUTHORIZED BY THIS SUBTITLE;

21 (15) CREATE, OWN, CONTROL, OR BE A MEMBER OF A CORPORATION,  
22 LIMITED LIABILITY COMPANY, PARTNERSHIP, OR ANY OTHER ENTITY;

23 (16) CREATE A SPECIAL DISTRICT BENEFIT FOR THE COMMERCIAL  
24 BUSINESSES IN THE TARGET AREA;

25 (17) OPEN A BANK ACCOUNT WITH A NATIONAL OR LOCAL FEDERALLY  
26 INSURED FINANCIAL INSTITUTION;

27 (18) SET SALARIES IN ACCORDANCE WITH THE JURISDICTION MARKET  
28 RATE AND OUTSIDE THE STATE PERSONNEL AND PENSION SYSTEM;

29 (19) CREATE A FORUM FOR STAKEHOLDERS TO COME TOGETHER ON  
30 CREATING A 20-YEAR COMPREHENSIVE PLAN AROUND ECONOMIC, HOUSING,

1 TRANSPORTATION, NEIGHBORHOOD, AND GREEN SPACE DEVELOPMENT WITHIN  
2 THE TARGET AREA;

3 (20) SERVE AS A CLEARINGHOUSE AND RESOURCE CENTER FOR  
4 PROMOTING COORDINATION AND COMMUNICATION ON DEVELOPMENT  
5 OPPORTUNITIES FOR THE SUITLAND ROAD AND SILVER HILL ROAD CORRIDOR;

6 (21) ENSURE MONEY IS BEING SPENT EFFECTIVELY AND EFFICIENTLY  
7 ON DEVELOPMENT AND THAT DEVELOPMENT IS HAPPENING IN THE APPROPRIATE  
8 WAY FOR THE SUITLAND ROAD AND SILVER HILL ROAD CORRIDOR;

9 (22) PROVIDE ADVISORY SERVICES TO STATE AND PRINCE GEORGE'S  
10 COUNTY AGENCIES ON PLANNING AND DEVELOPMENT FOR THE TARGET AREA;

11 (23) INITIATE, FUND, AND MONITOR FOR EFFICIENCY AND  
12 EFFECTIVENESS ECONOMIC, HOUSING, TRANSPORTATION, NEIGHBORHOOD, AND  
13 GREEN SPACE DEVELOPMENT WITHIN THE TARGET AREA;

14 (24) MAKE RULES AND REGULATIONS FOR THE OPERATION AND USE  
15 OF LAND, PROPERTY, AND UNDERTAKINGS UNDER THE AUTHORITY'S  
16 JURISDICTION; AND

17 (25) DO ALL THINGS NECESSARY OR CONVENIENT TO CARRY OUT THE  
18 POWERS EXPRESSLY GRANTED BY THIS SUBTITLE.

19 12-1211.

20 (A) THE AUTHORITY SHALL ESTABLISH A SYSTEM OF FINANCIAL  
21 ACCOUNTING, CONTROLS, AUDITS, AND REPORTS.

22 (B) THE FISCAL YEAR OF THE AUTHORITY BEGINS ON JULY 1 AND ENDS ON  
23 THE FOLLOWING JUNE 30.

24 12-1212.

25 (A) THE AUTHORITY MAY CREATE AND ADMINISTER THE ACCOUNTS THAT  
26 THE AUTHORITY REQUIRES.

27 (B) THE AUTHORITY SHALL DEPOSIT ITS MONEY INTO A PRINCE GEORGE'S  
28 COUNTY OR NATIONAL BANK OR A FEDERALLY INSURED SAVINGS AND LOAN  
29 ASSOCIATION THAT HAS A TOTAL PAID-IN CAPITAL OF AT LEAST \$1,000,000.

1 (C) THE AUTHORITY MAY DESIGNATE THE TRUST DEPARTMENT OF A  
2 PRINCE GEORGE'S COUNTY OR NATIONAL BANK OR SAVINGS AND LOAN  
3 ASSOCIATION AS A DEPOSITORY TO RECEIVE SECURITIES THAT THE AUTHORITY  
4 OWNS OR ACQUIRES.

5 12-1213.

6 (A) EXCEPT AS PROVIDED IN SUBSECTION (B) OF THIS SECTION, THE  
7 AUTHORITY IS EXEMPT FROM TAXATION OR ASSESSMENTS ON ANY PART OF A  
8 DEVELOPMENT OR PROJECT, THE AUTHORITY'S ACTIVITIES IN OPERATING AND  
9 MAINTAINING A DEVELOPMENT OR PROJECT, AND REVENUES FROM A  
10 DEVELOPMENT OR PROJECT.

11 (B) ANY PROPERTY THAT IS SOLD OR LEASED BY THE AUTHORITY TO A  
12 PRIVATE ENTITY IS SUBJECT TO PRINCE GEORGE'S COUNTY AND LOCAL REAL  
13 PROPERTY TAXES FROM THE TIME OF SALE OR LEASE.

14 (C) THE AUTHORITY IS EXEMPT FROM STATE AND LOCAL TRANSFER AND  
15 RECORDATION TAX.

16 (D) THE AUTHORITY IS EXEMPT FROM THE SALES AND USE TAX ON  
17 CONSTRUCTION MATERIALS FOR A PROJECT IN THE TARGET AREA OF THE BUFFER  
18 ZONE.

19 12-1214.

20 (A) IN THIS SECTION, "FUND" MEANS THE SUITLAND DEVELOPMENT  
21 AUTHORITY FUND.

22 (B) THERE IS A SUITLAND DEVELOPMENT AUTHORITY FUND.

23 (C) THE PURPOSE OF THE FUND IS TO PROVIDE FUNDS FOR THE  
24 AUTHORITY TO USE FOR CONSULTING FEES, SALARIES, AND ADMINISTRATIVE  
25 EXPENSES.

26 (D) THE AUTHORITY SHALL ADMINISTER THE FUND.

27 (E) (1) THE FUND IS A SPECIAL, NONLAPSING FUND THAT IS NOT  
28 SUBJECT TO § 7-302 OF THE STATE FINANCE AND PROCUREMENT ARTICLE.

29 (2) THE STATE TREASURER SHALL HOLD THE FUND SEPARATELY,  
30 AND THE COMPTROLLER SHALL ACCOUNT FOR THE FUND.

1           **(F) THE FUND CONSISTS OF:**

2                   **(1) MONEY APPROPRIATED IN THE STATE BUDGET TO THE FUND;**

3                   **(2) INTEREST EARNINGS; AND**

4                   **(3) ANY OTHER MONEY FROM ANY OTHER SOURCE ACCEPTED FOR**  
5 **THE BENEFIT OF THE FUND.**

6           **(G) THE FUND MAY BE USED ONLY FOR ADMINISTRATIVE PURPOSES AND TO**  
7 **CARRY OUT THE FUNCTIONS OF THIS SUBTITLE.**

8           **(H) THE STATE TREASURER SHALL INVEST THE MONEY OF THE FUND IN**  
9 **THE SAME MANNER AS OTHER STATE MONEY MAY BE INVESTED.**

10           **(I) EXPENDITURES FROM THE FUND MAY BE MADE ONLY IN ACCORDANCE**  
11 **WITH THE STATE BUDGET.**

12                                   **Article – State Finance and Procurement**

13 6–226.

14           (a)   (2)   (i)   This paragraph does not apply in fiscal years 2024 through 2028.

15                                   (ii) Notwithstanding any other provision of law, and unless  
16 inconsistent with a federal law, grant agreement, or other federal requirement or with the  
17 terms of a gift or settlement agreement, net interest on all State money allocated by the  
18 State Treasurer under this section to special funds or accounts, and otherwise entitled to  
19 receive interest earnings, as accounted for by the Comptroller, shall accrue to the General  
20 Fund of the State.

21                                   (iii) The provisions of subparagraph (ii) of this paragraph do not  
22 apply to the following funds:

23                                   212. the Department of Social and Economic Mobility Special  
24 Fund; [and]

25                                   213. the Population Health Improvement Fund; AND

26                                   **214. THE SUTLAND DEVELOPMENT AUTHORITY FUND.**

27 11–203.

28           **(L) (1) EXCEPT AS PROVIDED IN PARAGRAPH (2) OF THIS SUBSECTION,**  
29 **THIS DIVISION II DOES NOT APPLY TO THE SUTLAND DEVELOPMENT AUTHORITY**

1 ESTABLISHED UNDER TITLE 12, SUBTITLE 12 OF THE ECONOMIC DEVELOPMENT  
2 ARTICLE.

3 (2) THE SUTLAND DEVELOPMENT AUTHORITY ESTABLISHED  
4 UNDER TITLE 12, SUBTITLE 12 OF THE ECONOMIC DEVELOPMENT ARTICLE IS  
5 SUBJECT TO TITLE 12, SUBTITLE 4 AND TITLE 14, SUBTITLE 3 OF THIS ARTICLE.

6 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
7 October 1, 2026.

Approved:

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Governor.

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President of the Senate.

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Speaker of the House of Delegates.