



MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION
PLANNED DEVELOPMENT LAND ASSESSEMENT APPLICATION

Application to be filed with the Supervisor of Assessments at the appropriate office; a list of offices is attached.

This form seeks information for the purpose of determining eligibility for the Planned Development Land Assessment (PDA). The acreage of the parcel or combined parcels must total at least 500 contiguous acres and be primarily undeveloped. There must be an approved master plan with the local government and the parcel(s) must be currently zoned with a Planned Development Land classification that meets certain criteria. Each ownership entity must make a separate application.

Account number(s): _____ Map: _____ Parcel(s): _____ Acreage: _____

Property Address: _____

Property Ownership Name: _____

Mailing Address: _____

Is this application for a new owner of a parcel previously approved for PDA? ☐ Yes ☐ No

What is the current zoning of the parcel(s)? _____

Maryland Annotated Code Tax Property Article §8-221 sets forth the requirements for the PDA approval.

- Please provide a copy of the master plan or general or regional plan approved by the local government that shows the land has been designated for Planned development
- Please provide a copy of the land's zoning classification and plan stating the following requirements:
 1. Permits development only under the approved plan.
 2. Requires a land use and comprehensive site development or subdivision plan, approved before development by the local jurisdiction that considers: 1) Land Use; 2) Utility Requirements; 3) Highway needs; 4) Water & Sewer needs; 5) Industrial Uses; 6) Economic and Job Opportunities; and Recreation & Civic Life.
 3. Requires the landowner to pay for or provide the public facilities: 1) Streets and Roads; 2) Walkways; 3) Open Spaces; 4) parks; 5) School Sites; 6) other property needed for public use.

I hereby affirm under the penalties of perjury that the statements contained herein have been examined by me, and to the best of my knowledge, information, and belief, are true, correct, and complete.

Printed Name of Owner or Officer,
General Partner, Etc.

Position

Email Address

Signature of Owner or Officer,
General Partner, Etc.

Date

Daytime Phone Number

CAUTION: Land which receives PDA is subject to deferred tax imposition if the land is rezoned at the request of the owner to a zoning that no longer meets the zoning criteria that entitled the land to PDA (Tax-Property Article, §8-224).

This form seeks information for the purpose of a Planned Development Use Assessment. Failure to provide this information will result in denial of your application. However, some of this information would be considered a "personal record" as defined in General Provisions Article, §4-501. Consequently, you have the statutory right to inspect your file and to file a written request to correct or amend any information you believe to be inaccurate or incomplete. Additionally, personal information provided to the State Department of Assessments and Taxation is not generally available for public review. However, this information is available to officers of the State, county, or municipality in their official capacity and to taxing officials of any State or the federal government, as provided by statute.

ASSESSMENT OFFICE USE ONLY

Comments after review with local planning and zoning authority: _____

Approved ☐ Effective Date _____
Supervisor's Signature: _____

Disapproved ☐ Reason _____
Date: _____

MARYLAND STATE DEPARTMENT OF ASSESSMENTS & TAXATION
REAL PROPERTY DIVISION
 Listed below are the **mailing addresses** for local assessment offices

ASSESSMENT OFFICE MAILING ADDRESSES	PHONE	FAX	EMAIL
Allegany County Assessments 112 Baltimore Street, 3rd Floor, Cumberland, MD 21502	(301) 777-2108	(301) 777-2052	sdatt.alle@maryland.gov
Anne Arundel County Assessments 45 Calvert St., 3rd Floor, Annapolis, MD 21401	(410) 974-5709	(410) 974-5738	sdatt.aa@maryland.gov
Baltimore City Assessments Wm. Donald Schaefer Tower, 6 Saint Paul Street, 11th Floor, Baltimore, MD 21202	(410) 767-8250	(410) 333-4626	sdatt.baltcity@maryland.gov
Baltimore County Assessments Hampton Plaza, 300 E Joppa Road, Suite 602, Towson, MD 21286	(410) 512-4900	(410) 321-4148	sdatt.blco@maryland.gov
Calvert County Assessments State Office Bldg. 200 Duke Street, Room 1200, Prince Frederick, MD 20678	(443) 550-6840	(443) 550-6850	sdatt.calv@maryland.gov
Caroline County Assessments Denton Multi-Service Center, 207 South 3rd St, Denton, MD 21629	(410) 819-4450	(410) 819-4441	sdatt.crln@maryland.gov
Carroll County Assessments 15 E Main Street, Suite 229, Westminster, MD 21157	(410) 857-0600	(410) 857-0128	sdatt.carl@maryland.gov
Cecil County Assessments District Court Multi-Service Center, 170 East Main Street, Elkton, MD 21921	(410) 996-2760	(410) 996-2770	sdatt.cec@maryland.gov
Charles County Assessments Southern Maryland Trade Center, 101 Catalpa Drive Suite 101A, LaPlata, MD 20646	(301) 932-2440	(301) 932-2189	sdatt.char@maryland.gov
Dorchester County Assessments 501 Court Lane, PO Box 488, Cambridge, MD 21613	(410) 228-3380	(410) 228-3704	sdatt.dor@maryland.gov
Frederick County Assessments 5310 Spectrum Dr, Suite E, Frederick, MD 21703	(301) 815-5350	(301) 663-8941	sdatt.fred@maryland.gov
Garrett County Assessments County Courthouse 317 East Alder St., Room 106, PO BOX 388, Oakland, MD 21550	(301) 334-1950	(301) 334-5018	sdatt.gar@maryland.gov
Harford County Assessments Mary E.W. Risteau District Court Multi-Service Center, 2 South Bond Street, Suite 400, Belair, MD 21014	(410) 836-4800	(410) 838-5914	sdatt.harf@maryland.gov
Howard County Assessments District Court Multi-Service Center, 3451 Court House Dr, Ellicott City, MD 21043	(410) 480-7940	(410) 480-7960	sdatt.how@maryland.gov
Kent County Assessments 114-A Lynchburg Street, Chestertown, MD 21620	(410) 778-1410	(410) 778-1525	sdatt.kentco@maryland.gov
Montgomery County Assessments 30 W. Gude Drive, Suite 400, Rockville MD 20850	(240) 314-4510	(301) 424-3864	sdatt.mont@maryland.gov
Prince George's County Assessments 14735 Main Street, Suite 354B, Upper Marlboro, MD 20772	(301) 952-2500	(301) 952-2955	sdatt.princeg@maryland.gov
Queen Anne's County Assessments Carter M. Hickman District Court Multi-Service Center, 120 Broadway Suite 7, Centreville, MD 21617	(410) 819-4160	(410) 819-4170	sdatt.qaco@maryland.gov
St Mary's County Assessments Carter Building, 23110 Leonard Hall Drive, Room 2059, PO Box 1509 Leonardtown, MD 20650	(301) 880-2900	(301) 475-4856	sdatt.stm@maryland.gov
Somerset County Assessments 11545 Somerset Avenue, Princess Anne, MD 21853	(410) 651-0868	(410) 651-1995	sdatt.som@maryland.gov
Talbot County Assessments 29466 Pintail Drive, Suite 12, Easton, MD 21601	(410) 819-5920	(410) 822-0048	sdatt.talb@maryland.gov
Washington County Assessments 3 Public Square, Hagerstown, MD 21740	(301) 791-3050	(301) 791-2925	sdatt.wash@maryland.gov
Wicomico County Assessments Salisbury District Court Multi-Service Center, 201 Baptist Street, Box 8 Salisbury, MD 21801	(410) 713-3560	(410) 713-3570	sdatt.wic@maryland.gov
Worcester County Assessments One West Market Street, Rm. 1202, Snow Hill, MD 21863	(410) 632-1196	(410) 632-1366	sdatt.wor@maryland.gov

**ALL ASSESSMENT OFFICES ARE OPEN MONDAY - FRIDAY 8:00 AM – 4:30 PM,
 EXCEPT BALTIMORE CITY WHICH IS OPEN 8:00 AM – 5:00 PM**

For a complete list of office locations visit <http://dat.maryland.gov/realproperty/Pages/Maryland-Assessment-Offices.aspx>

Revised: 2/2025

