



HARFORD COUNTY, MARYLAND

Office of the County Auditor

FISCAL IMPACT NOTE

Bill Number:

23-005, As Amended

Moratorium -
Warehouses

Sponsor:

Council President Vincenti
at the request of the
County Executive

Estimated Fiscal Impact:
Undetermined

Summary of Legislation

AN EMERGENCY ACT to create a six-month moratorium on the issuance of any approvals or permits for any development of any warehousing and wholesaling, processing, distribution and local delivery facilities on property zoned Village Business District - VB, General Business District - B3, Commercial Industrial District - CI, Light Industrial District - LI and General Industrial District - GI in Harford County so that Harford County Government can study and reconsider its zoning and development regulations with respect to such facilities.

The bill will take effect on the date it becomes law.

Fiscal Analysis

This bill, if adopted, would establish a temporary moratorium, of unspecified length, on the issuance of any approvals or permits for the development of warehousing and other related facilities within multiple zoning districts in the County. This moratorium does not apply to other principally permitted uses where the warehousing is an accessory to the principal use of the property. This bill is proposed as emergency legislation.

The moratorium will have a limited fiscal impact to the County in the form of lost revenue from permit applications during the moratorium period. We cannot determine the number of property owners who have unsubmitted permits and site plans, so we cannot specify the fiscal impact of this legislation.

Additional Information:

Version: 02
based on bill with
amendments introduced
04/18/2023

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Proposed amendment 1 changes the description of the moratorium from six months to 90 days; this change does not affect the unspecified length of the moratorium within the enactments of the bill. Proposed amendment 2 clarifies that the moratorium will not apply to projects currently under construction or to properties within industrial parks or areas where warehouses are allowed as accessory uses. The amendments have no fiscal impact.