

Prince George's County Office of Finance

Presentation on Property Taxes
September 10, 2025



Presenter
Larissa Broady



Prince George's County Office of Finance

Property Taxes



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How are property taxes determined?

Property taxes are based on the assessed value of each property and are calculated using the tax rates and charges that are approved and adopted prior to the beginning of each fiscal year by the County's annual budget ordinance and various agencies and municipalities.



To calculate your bill: Divide the assessment by 100 and multiply that number by each tax rate listed on the tax bill. Then add any charges for the Clean Water Act fee, Bay Restoration, trash & garbage, recycling, bulky trash or any other fees that may be added if you live in a municipality.



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(Sample tax bill pictured below)

CONSOLIDATED TAX BILL FOR PERIOD JULY 1, 2024 TO JUNE 30, 2025					
PAYMENT DUE UPON RECEIPT. FAILURE TO RECEIVE TAX BILL DOES NOT EXCUSE PAYMENT OF TAXES, INTEREST OR PENALTY.					
IT IS THE TAXPAYER'S RESPONSIBILITY TO FORWARD THE TAX BILL TO THE LENDING INSTITUTION FOR PAYMENT					
PRINCE GEORGE'S COUNTY, MARYLAND		ACCOUNT NUMBER	1234567	7/1/2024	
Property Description		REAL PROPERTY Owners Name And Property Location		Assessed Value Liber 12345	Folio 123
Subdivision WOODLAND HILLS		JOHN & JANE SMITH 121 NORTH MAIN STREET GREENBELT MD 20770		Section 456	Map F2
		Mortgage Co		Block	Grid F2
				Lot	Parcel 11,661 F
				Area	
TAXES AND FEES					
PRINCE GEORGE'S COUNTY PRINCE GEORGE'S COUNTY - SUPPLEMENTAL EDUCATION STATE OF MARYLAND PARK & PLANNING STORMWATER/FLOOD CONTROL CITY OF GREENBELT WASHINGTON SUBURBAN TRANSIT COMMISSION SOLID WASTE SERVICE CHARGE CLEAN WATER ACT FEE					
CREDITS					
HOMEOWNERS TAX CREDIT HOMESTEAD TAX CREDIT(S)					
COUNTY : (1,441.71)	STATE = 0.00	TOWN = 0.00			
MNCPPC: 0.00	WSTC = 0.00	Total Homestead (1,441.71)			
GRAND TOTAL \$7,471.51					

To calculate your bill, divide the assessment by 100 and multiply that number by each tax rate listed on the tax bill.

$\$437,200/100 \times .8270 = \$3,615.64$
 $\$437,200/100 \times .0400 = \174.88
 $\$437,200/100 \times .1120 = \489.66
 $\$437,200/100 \times .1346 = \588.47
 $\$437,200/100 \times .0540 = \236.09
 $\$437,200/100 \times .8275 = \$3,617.83$
 $\$437,200/100 \times .0260 = \113.67



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Is there a payment plan for property taxes?

No, there is currently no authorization for allowing a payment plan for paying taxes.

Non-principal residence - due date is September 30th

Principal residence - first installment (1/2) due date is September 30th; second
installment (1/2) due date is December 31st

However, once the annual tax bill is generated, homeowners can submit payments
at any time throughout the fiscal year and Treasury will accept and apply them to
their tax account, unless the account is delinquent and slated to go to Tax Sale or
has already been included in Tax Sale.

(If you choose to send in partial payments, any outstanding payment due and not made by the
due date will incur interest and penalty on the first day of each month following the due date.)



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Ex. Annual tax bill is \$4,000.

(Semi-annual account)

\$2,000 is due by 9/30

\$2,000 is due by 12/31

\$200 payment made on 9/7
\$1000 payment made on 9/28
\$800 payment made on 10/31



Interest and penalty (I&P) is applied on the first day of the month after the due date at the rate of 1.667% per month.
The I&P on the \$800 payment is \$13.34/mo.



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What if someone is unable to pay? What are the options?

We recommend the homeowner pay as much as he/she can by the due date. Interest and penalty charges will be assessed only on the outstanding balance.

We also suggest the homeowner apply for any State and/or County credit(s) for which he/she may be eligible. Specifically, the Homeowner's Tax Credit and the Homestead Tax Credit.



The State of Maryland has various programs that can provide financial counseling, financial assistance, and assistance in applying for tax credits.



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HOMEOWNER'S HOPE HOTLINE

Free counseling is available to help homeowners make plans to pay their bills and keep their homes. To reach the Homeowner's HOPE Hotline, call 1-888-995-HOPE (4673).



MARYLAND HOMEOWNER'S PROTECTION PROGRAM

Assistance is available for homeowners through grants or loans to pay their bills and keep their homes by contacting the Maryland Homeowner Protection Program (HPP) – online at <https://dat.maryland.gov/Pages/hpp.aspx> or by calling: 410-767-4994.



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HOMEOWNERS' PROPERTY TAX CREDIT

To determine whether you are eligible to receive the Homeowners' Tax Credit and to receive an application, please call 410-767-4433 or 1-800-944-7403 (toll-free within Maryland) or visit the link: www.dat.maryland.gov/homeowners.

STATE OF MARYLAND TAX SALE OMBUDSMAN

The State of Maryland has established a Tax Sale Ombudsman, who is available to answer questions about the tax sale process and assist homeowners with applying for tax credits. Visit the link: www.dat.maryland.gov/taxsale, Email sdat.taxesale@maryland.gov, or call the State's toll-free number:

1-833-732-8411.



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What if the homeowner passes away and the house is willed to a spouse, child or other relative?

Property taxes are still due on the account and should be paid. Also, the new owner should properly record a new deed to transfer the property into his/her name.



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What happens after May if property taxes have not been paid at all?

Can a person still pay so the house is not taken?

Property taxes can still be paid for the current year's delinquent taxes. The property would go to Tax Sale on the 2nd Monday in May for any delinquent balance over \$500. Redeeming the property from Tax Sale requires guaranteed funds and the full amount due. Once sold in Tax Sale, partial payments cannot be accepted. If the homeowner needs more time, there may be legal fees due in September or November depending on if the property is the homeowner's principal residence. However, interest and penalty will continue to accrue each month.
(Any additional questions/concerns, contact Tax Sale at 301-952-3948)



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Elderly Property Tax Credit



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Current legislation/amendment

The Elderly Property Tax Credit, enacted under Council Bill CB-29-2022 and modified by Council Bill CB-07-2024 (Draft 2), was suspended effective June 30, 2025, per Council Resolution CR-08-2025.

Council Resolution CR-08-2025 was adopted on February 11, 2025 to enable the County Executive and County Council to work collaboratively to address challenges identified in the implementation of Council Bill CB-07-2024 (DR2).



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State and County Information:

A listing of tax credits can be found at these links:

<https://www.princegeorgescountymd.gov/departments-offices/finance/property-tax-credits/residential>

<https://dat.maryland.gov/Pages/Tax-Credit-Programs.aspx>



For more information about the Community Services programs please call 301-909-6330 or visit their website at:

<https://www.princegeorgescountymd.gov/departments-offices/social-services/services/community-services>



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Additional resources:

Provided below are organizations that provide financial assistance programs.

If someone has limited income and needs help with basic living expenses, they may qualify for financial assistance to help with the costs associated with food, housing, medical, and more.

Maryland Access Point

<https://marylandaccesspoint.211md.org/explore-my-options/financial-assistance-programs/>

United Communities Against Poverty

<https://www.ucappgc.org/>



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Prince George's County Office of Finance - Treasury Division:



Phone :

301-952-4030



Correspondence:

1301 McCormick Drive Suite 1100 Largo, MD 20774



Email:

tax_inquiry@co.pg.md.us

