



Property Owners Association for Chesapeake Ranch Estates (POACRE) Special Tax District Fact Sheet

What is a Special Tax District, or STD?

Maryland Annotated Code, Section 4-101 and the Public Local Laws of Calvert County, Title 4 Special Taxing District, stipulates that a homeowner's association, as defined under Maryland Homeowner's Association Statutes, may petition the Calvert County commissioners to establish a Special Taxing District (STD) to fund the cost of furnishing, providing and maintaining community roads, drainage, lakes, canals, community-wide amenities and benefits. The Calvert County Board of County Commissioners has taken the position that the majority of the funds collected from a STD will be used strictly for roads and infrastructure.

When was authority granted for STDs?

In 1995, in response to a request from associations not able to get sufficient support to amend homeowner's associations' covenants to increase fees to maintain private roads, the Maryland General Assembly passed a law that allowed a duly elected board of directors of a homeowner's association to petition the Board of County Commissioners to create a STD.

What's the history of the Chesapeake Ranch Estates roads and STDs?

In the Chesapeake Ranch Estates subdivision plan, the roads were set up as private roads by the developer. The ownership of those roads was transferred to POACRE and were not open to the public. That changed around 1998 when the board of directors of POACRE first sought to establish a STD.

Does POACRE have an existing STD?

Yes. There have been four STDs since 1998. The current STD is for roads and expires June 30, 2018.

How much are POACRE property owners charged for the STD?

The annual assessment for the existing POACRE STD is \$250 per year. The POACRE board has petitioned the county commissioners for a fifth STD; based on the new requirements requested by POACRE, the new STD will increase by \$25 to \$275 per year.

Can the Board of County Commissioners impose an STD without a community request?

No. The Board of County Commissioners can only approve STDs requested, in this case, by the POACRE homeowner's association. The POACRE board has petitioned the county commissioners for a fifth STD.

Why are STDs important?

There are the obvious reasons why STDs are important: the requesting community is able to apply collected fees for infrastructure improvements specifically directed to their community. However, there is a not-so-obvious reason STDs are important to communities. A STD is automatically eligible for reimbursement through the Federal Emergency Management Agency (FEMA) and the Maryland Emergency Management Agency (MEMA) when emergencies are declared. Finally, STDs are also eligible for highway user revenue provided by the state of Maryland.

What benefit is there for disaster relief?

When disasters and emergencies occur, the magnitude of work can seem overwhelming. While FEMA is not able to help with all of the costs in a presidentially-declared major disaster or emergency, FEMA is able to help with some of them.

After a presidential declaration of disaster has been made, FEMA will publish in the Federal Register the president's decision on which areas are eligible for assistance and the types of assistance available. The federal share will always be at least 75 percent of the eligible costs depending on the severity of the disaster or emergency.

State and local government agencies are eligible applicants for public assistance from FEMA. A multitude of local governments are eligible, including certain special districts or regional authorities organized under state law. Such special districts are called Community Development Districts ("CDDs"). Broadly, eligibility criteria for CDDs are: (1) establishment under state law; (2) legal responsibility for ownership, maintenance and operation of an eligible facility; and (3) open access to the general public.

What have the Chesapeake Ranch Estates current and past STDs been used for?

With the revenue collected from STDs many private roads have been improved. There remains an unexpended balance of \$2,220,666.34 in principal and \$22,383.55 in earned interest available for the POACRE board to spend on projects consistent with its petition asking the county to grant them the fifth Special Tax District and impose a special tax in property owners in Chesapeake Ranch Estates. The county retains no money collected by the STD and makes all moneys collected available for the POACRE board to spend in a manner consistent with their petition.

How much revenue has been collected for the Chesapeake Ranch Estates STD?

For an overview of the special tax revenues POACRE's board has received since 1998, please consult the chart on the right.

Chesapeake Ranch Estates Collections by Fiscal Year	
Fiscal Year (June 30-July 1)	Amount (Estimate)
2018	\$1,113,405.98
2017	\$1,151,850.98
2016	\$1,158,570.27
2015	\$1,155,851.52
2014	\$1,161,450.74
2013	\$1,097,489.39
2012	\$1,213,688.35
2011	\$1,241,699.85
2010	\$1,206,951.83
2009	\$1,370,008.79
2008	\$1,211,779.33
2007	\$690,224.51
2006	\$726,149.69
2005	\$690,000.00
2004	\$690,000.00
2003	\$690,000.00
2002	\$690,000.00
2001	\$690,000.00
2000	\$690,000.00
1999	\$690,000.00
1998	\$690,000.00
Total	\$20,019,121.23