

(Addendum 9/21/2026)

Council Bill 59-2026 Fiscal Analysis

Introduced: September 8, 2026

Fiscal Manager: Melinda Massey

Legislative Intent: CB59-2026 temporarily pauses the issuance of certain development plan approvals and building permits for solar energy facilities and directs the Administration to engage with relevant State and local agencies regarding the [Renewable Energy Certainty Act \(HB1036\)](#). HB1036 has preempted some of the County's authority and control over zoning, approval process, and regulation for solar energy facility projects.

ANALYSIS

Fiscal Impact:

Revenues:

CB59-2026 may temporarily reduce or defer revenues associated with development plan review, building permits, inspections, and other development-related fees for solar energy facilities.

The fiscal effect will depend on:

- The number of solar projects currently under approval during the prohibition;
- The applicable development and building permit fees;
- The size and estimated construction value of affected projects;
- Whether affected projects proceed after the prohibition expires.

Most of these revenues would potentially be deferred rather than permanently eliminated,

Budget Implications:

The Administration has provided responses to the following questions:

1. Please provide a list of all currently pending solar applications potentially affected by CB59-2026, including project size, estimated assessed value, applicable County fees, anticipated property-tax revenue, current approval stage, and estimated duration of delay.

Response: Please see the [attached list](#) of pending solar applications. The table includes: currently pending solar applications potentially affected by CB59-2026, project size (we have acres not MW), and current approval stage. Estimated duration of delay is difficult to determine and may depend on many factors. In regard to fees; We do not currently have any of these large sites under permit. We currently do not track the power output for solar projects.

Our fee schedule is based on number of panels and is charged as follows; there is a non-refundable filing fee of \$50.00 in addition to the following:

Number of Panels	Permit Fee
1–500	\$100
501–1,000	\$200
1,001–1,500	\$300
1,501–2,000	\$400
2,001–2,500	\$500
2,501–3,000	\$600
3,001 and above	\$0.22 per panel

Additionally, the Administration has stated any anticipated property tax revenue based on the percentage of land acreage is \$56,417/ per year. Additionally, there may be an increase in Personal Property taxes related to the solar panels and other personal property associated with the project. Since we do not have an estimated assessment for those items, we cannot provide an estimated amount of Personal Property tax revenue.

2. Are there State or federal grants, incentives, or other funding sources that could be lost because of the delay?

Response: The Administration has stated the possibility of nearly \$25 million in losses of just federal tax incentives. See attached spreadsheet with these calculations that shows the assumptions. This is a bare minimum financial impact to the projects because it does not include potential grants that could be at risk, lower revenues if projects are moved into Net Energy Metering 2.0 by the state if they miss the July 1, 2027, deadline for project completion, or potential loss of investors due to uncertainty.

3. Could you also provide information of the impacts of the HB1036-Renewable Energy Certainty Act; would this bill increase staff size within the department?

Response: The Administration does not anticipate any need to increase staff size

Other Notes:

n/a

Cost Impact to Planned Solar Project

PKPARCELS	ACCTID	OWNNAMEI	ParcelAcre	MAP	PARCEL	LOT	ZONE	PlanPermit	Status	FileDate	CU_RECA	AltComp	AgPres	AgPresID	AgVolt	PlanAcre	PermitAcre	AssocIDs	Comments	MW estimated (based on 6.5 acres per MW)	Estimated project cost (\$2 per watt)	Estimated ITC (federal tax credit) lost - using 30% of construction costs	Estimated annual generation (kWh/yr) based on 1.2 million kWh per MW
909236	1404312996	ARENA CATTAIL SOLAR	118	8	202		RC-DEO	ECP-27-002	Plan- No Decision	8/12/2026	N		Y	HO-89-04-E	N	16	0		No action post-APB	2.46	\$ 4,923,077	\$ 1,476,923	2,953,846
831351	1403306534	GARRATT DAVID & MARY KATHLEEN	89.76	9	36		RC-DEO	ECP-26-051	Plan- No Decision	7/28/2026	RECA		Y	HO-86-01-E	N	14.6	0		HOWARD GARRATT SOLAR PROJECT, ECP submitted 7/28/26, also on tax map 4	2.25	\$ 4,492,308	\$ 1,347,692	2,695,385
911412	1404326547	2149 LLC/Kaiss	170	14	36		RC-DEO	APB- 2149 LLC/KAISS	Ag Board Only	6/24/2026	N		Y	HO-90-16-E	Y	21	0		Pre-submission meeting scheduled for 7/30/26	3.23	\$ 6,461,538	\$ 1,938,462	3,876,923
911823	1403322181	CARROLL JR JOHN LEE	330.66	23	130	PAR A	RC-DEO	SDP-26-034	Plan- Technically Complete	6/22/2026	RECA		Y	HO-96-04-E	N	37.07	0	ECP-26-001		5.70	\$ 11,406,154	\$ 3,421,846	6,843,692
888056	1405367395	KIM JUNG SUN	135.36	28	92		RR-DEO	ECP-26-050	Plan- Submit Revised	6/11/2026	RECA		Y	HO-91-12-E	Y	34	0			5.23	\$ 10,461,538	\$ 3,138,462	6,276,923
909829	1404313941	DOWD ROBERT TIMOTHY JR	124.62	14	10		RC-DEO	ECP-26-034	Plan- Approved	5/27/2026	RECA		Y	HO-90-14-E	N	10.18	0			1.57	\$ 3,132,308	\$ 939,692	1,879,385
910867	1404330617	PHELPS JAMES L	71.46	14	7		RC-DEO	ECP-26-022	Plan- Submit Revised	5/27/2026	RECA		Y	HO-96-02-E	N	8.64	0			1.33	\$ 2,658,462	\$ 797,538	1,595,077
905097	1404322290	BOARMAN GEORGE	128.32	13	39		RC-DEO	ECP-26-046	Plan- Approved	5/21/2026	RECA	BA-24-026C	Y	HO-95-02-E	Y	14.5	0	BA-24-026C		2.23	\$ 4,461,538	\$ 1,338,462	2,676,923
23023	1403322173	ZIEGLER NATALIE C	350.29	23	130	PAR B	RC-DEO	SDP-26-032	Plan- Submit Revised	3/16/2026	RECA		Y	HO-96-05-E	N	8.56	0	ECP-26-018		1.32	\$ 2,633,846	\$ 790,154	1,580,308
906935	1403292959	Andrea's Farm LLC	55.9	15	1		RC-DEO	APB- ANDREA'S FARM LLC	Ag Board Only	2/23/2026	N		Y	HO-90-23-E	Y	18	0		Pre-submission meeting 3/9/26	2.77	\$ 5,538,462	\$ 1,661,538	3,323,077
928520	1405454506	HOWARD COUNTY MD	45.16	28	49	PAR B	RR-DEO	SDP-26-022	Plan- Submit Revised	1/7/2026	N		N		N	10.19	0	ECP-26-002		1.57	\$ 3,135,385	\$ 940,615	1,881,231
889718	1404331656	HAYLETT DALE E JR	16.54	21	58	PAR A	RC-DEO	SDP-25-010	Plan- Signed	4/7/2025	N	BA-21-031C	N		N	6.35	0	ECP-24-026		0.98	\$ 1,953,846	\$ 586,154	1,172,308
1104138	1403355209	Siddiqi	25	23	148	PAR P	RC-DEO	APB- SIDDIOI	Ag Board Only	2/24/2025	N		Y	HO-06-08-PPSC(2)	N	7	0		No action post-APB - not anticipating submission	1.08	\$ 2,153,846	\$ 646,154	1,292,308
926332	1405360900	BAUER RICKY M	121.53	27	57	A 1	RR-DEO	SDP-24-035	Plan- Technically Complete	8/20/2024	CU		Y	HO-90-11-E	N	6.34	0	ECP-23-050		0.98	\$ 1,950,769	\$ 585,231	1,170,462
926331	1405344352	BRAG LLC	50.54	28	13	PAR A	RR-DEO	SDP-23-043	Plan- Technically Complete	8/19/2024	CU	BA-21-010C	Y	HO-91-15-E(S1)	N	9.27	0	ECP-23-035		1.43	\$ 2,852,308	\$ 855,692	1,711,385
897945	1404357221	Grodin	71	13	128	PAR A	RC-DEO	APB- GRODIN	Ag Board Only	11/27/2023	N		Y	HO-95-08-PPCL	N	13.5	0		Pre-submission meeting 6/12/25 - not anticipating submission	2.08	\$ 4,153,846	\$ 1,246,154	2,492,308
909720	1404360621	Cahill-Luigard Living Trust	37.1	8	96	B	RC-DEO	APB- CAHILL-LUIGARD LIVING TRUST	Ag Board Only	6/28/2021	N		Y	HO-97-04-PPCL(B)	N	16	0		SDP voided 6/1/2023	2.46	\$ 4,923,077	\$ 1,476,923	2,953,846
876840	1405392780	Khademi	59.1	28	370	2	RC-DEO	APB- KHADEMI	Ag Board Only	6/18/2018	N		Y	HO-84-07-E	N	19	0		No action post-APB - CU withdrawn, not anticipating submission	2.92	\$ 5,846,154	\$ 1,753,846	3,507,692
																			TOTAL	41.57	\$ 83,138,462	\$ 24,941,538	49,883,077

Planned Commercial Solar Projects

PKPARCELS	ACCTID	OWNNAME1	ParcelAcre	MAP	PARCEL	LOT	ZONE	PlanPermit	Status	FileDate	CU_RECA	AltComp	AgPres	AgPresID	AgVolt	PlanAcre	PermitAcre	AssocIDs	Comments
909236	1404312996	ARENA CATTAIL SOLAR	118	8	202		RC-DEO	ECP-27-002	Plan- No Decision	8/12/2026	N		Y	HO-89-04-E	N	16	0		No action post-APB
831351	1403306534	GARRATT DAVID & MARY KATHLEEN	89.76	9	36		RC-DEO	ECP-26-051	Plan- No Decision	7/28/2026	RECA		Y	HO-86-01-E	N	14.6	0		HOWARD GARRATT SOLAR PROJECT, ECP submitted 7/28/26, also on tax map 4
911412	1404326547	2149 LLC/Kaiss	170	14	36		RC-DEO	APB- 2149 LLC/KAISS	Ag Board Only	6/24/2026	N		Y	HO-90-16-E	Y	21	0		Pre-submission meeting scheduled for 7/30/26
911823	1403322181	CARROLL JR JOHN LEE	330.66	23	130	PAR A	RC-DEO	SDP-26-034	Plan- Technically Complete	6/22/2026	RECA		Y	HO-96-04-E	N	37.07	0	ECP-26-001	
888056	1405367395	KIM JUNG SUN	135.36	28	92		RR-DEO	ECP-26-050	Plan- Submit Revised	6/11/2026	RECA		Y	HO-91-12-E	Y	34	0		
909829	1404313941	DOWD ROBERT TIMOTHY JR	124.62	14	10		RC-DEO	ECP-26-034	Plan- Approved	5/27/2026	RECA		Y	HO-90-14-E	N	10.18	0		
910867	1404330617	PHELPS JAMES L	71.46	14	7		RC-DEO	ECP-26-022	Plan- Submit Revised	5/27/2026	RECA		Y	HO-96-02-E	N	8.64	0		
905097	1404322290	BOARMAN GEORGE LEAHMAN II	128.32	13	39		RC-DEO	ECP-26-046	Plan- Approved	5/21/2026	RECA	BA-24-026C	Y	HO-95-02-E	Y	14.5	0	BA-24-026C	
23023	1403322173	ZIEGLER NATALIE C	350.29	23	130	PAR B	RC-DEO	SDP-26-032	Plan- Submit Revised	3/16/2026	RECA		Y	HO-96-05-E	N	8.56	0	ECP-26-018	
906935	1403292959	Andrea's Farm LLC	55.9	15	1		RC-DEO	APB- ANDREA'S FARM LLC	Ag Board Only	2/23/2026	N		Y	HO-90-23-E	Y	18	0		Pre-submission meeting 3/9/26
928520	1405454506	HOWARD COUNTY MD	45.16	28	49	PAR B	RR-DEO	SDP-26-022	Plan- Submit Revised	1/7/2026	N		N		N	10.19	0	ECP-26-002	
889718	1404331656	HAYLETT DALE E JR	16.54	21	58	PAR A	RC-DEO	SDP-25-010	Plan- Signed	4/7/2025	N	BA-21-031C	N		N	6.35	0	ECP-24-026	
1104138	1403355209	Siddiqi	25	23	148	PAR P	RC-DEO	APB- SIDDIQI	Ag Board Only	2/24/2025	N		Y	HO-06-08-PPSC(2)	N	7	0		No action post-APB - not anticipating submission
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897945	1404357221	Grodin	71	13	128	PAR A	RC-DEO	APB- GRODIN	Ag Board Only	11/27/2023	N		Y	HO-95-08-PPCL	N	13.5	0		Pre-submission meeting 6/12/25 - not anticipating submission
909720	1404360621	Cahill-Luigard Living Trust	37.1	8	96	B	RC-DEO	APB- CAHILL-LUIGARD LIVING TRUST	Ag Board Only	6/28/2021	N		Y	HO-97-04-PPCL(B)	N	16	0		SDP voided 6/1/2023
876840	1405392780	Khademi	59.1	28	370	2	RC-DEO	APB- KHADEMI	Ag Board Only	6/18/2018	N		Y	HO-84-07-E	N	19	0		No action post-APB - CU withdrawn, not anticipating submission