

Government of the
District of Columbia



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Tax Rates and Tax Burdens

Washington Metropolitan Area

Including: Washington, D.C.

Maryland
Charles Co.
Montgomery Co.
Prince George's Co.

Virginia
Alexandria
Arlington Co.
Fairfax City
Fairfax Co.
Falls Church
Loudoun Co.
Prince William Co.

2013

Issued November 2014

**A Comparison of Tax Rates and Burdens in
the Washington Metropolitan Area**

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Executive Summary

This publication contains two studies: (I) the Washington, D.C. Metropolitan Area tax burden comparison, and (II) the Washington, D.C. Metropolitan Area comparison of tax rates.

Hypothetical state and local tax burdens for a family of three, at five income levels, are presented in Part I of this publication. These burdens reflect individual income, real property, sales, and automotive taxes in the District of Columbia and selected jurisdictions in the Washington metropolitan area.

Taxation of individuals is an important factor in considering the competitiveness of a given jurisdiction within a major metropolitan area. Simply comparing nominal tax rates, however, does not provide an accurate picture of how one location compares to other jurisdictions, and can be misleading given that statutory rates do not reflect the wide array of adjustments and provisions made to the tax base, such as tax deductions, credits, and other preferences.

In order to compare the attractiveness of different locations within the major metropolitan Washington area, this study estimates hypothetical state and local tax burdens for a family of three in eight Washington-area jurisdictions: the District of Columbia, the Maryland counties of Montgomery and Prince George's; the Virginia counties of Arlington and Fairfax; and the Virginia cities of Alexandria, Fairfax, and Falls Church. The hypothetical family comparison accounts for differences in tax base as well as tax rates across jurisdictions, and can be conducted at a variety of income levels.

In this study, the hypothetical family consists of two wage-earning spouses and one school-age child. The gross family income levels used are \$25,000, \$50,000, \$75,000, \$100,000 and \$150,000. The wage and salary split is assumed to be 70-30 between the two spouses. All other income is assumed to be split evenly. The family at each income level is assumed to own a single family home, with the exception of families at the \$25,000 income level, who are assumed to occupy rental housing. All families are assumed to reside within the confines of the jurisdiction, and all wage and salary income is assumed to have been earned in the jurisdiction.

The four taxes used in the comparison are the individual income tax; the real property tax on residential property; the general sales and use tax; and automobile taxes, including the gasoline tax, registration fees, and personal property tax for tax year 2013.

This study is not intended to measure the overall level of taxation in a jurisdiction; rather, it attempts to measure a hypothetical tax burden for a family given assumptions identified for each tax. There is no single "best" way of measuring tax burdens. To estimate tax payments, the study makes critical assumptions about typical households, their sources of income, and consumption patterns. Property tax liabilities are particularly difficult to measure accurately because of varying assessment practices, property characteristics, and relief mechanisms. The methodology used to derive the estimated tax burden for each tax is presented in the section pertaining to that tax.

Findings

Results of the study are presented in Table 2, page 12. Looking at the overall burden, the District of Columbia taxes its residents lower relative to neighboring jurisdictions, for all taxes combined, at each income level. The tax burden for District residents at each income level, for all taxes combined, is the lowest out of the eight selected jurisdictions.

Individual Income Tax: The District's individual income tax burden is lower than the metropolitan average at all levels except the \$50,000 and \$150,000 income levels. (It is within two-hundredths of a percent of the area average at both the \$50,000 and \$75,000 levels.) The District's tax burden ranges from less than 0 percent (-\$599) at the \$25,000 income level and to 4.44 percent (\$6,665) at the \$150,000 income level, (see Table 3, page 13).

Property Tax: The real property tax burden for District of Columbia residents falls below the area-wide averages for homeowners at all income levels. For homeowners (those families earning \$50,000 or more) the tax burden ranges from 2.35 percent (\$1,173) of income at the \$50,000 income level to 3.13 percent (\$4,695) at the \$150,000 income level. For the District, in 2013 the effective rate of \$0.85 is applied to the assessed market value of a home less a \$69,100 homestead deduction.

Sales and Use Tax: The District's sales tax burden is higher than the metropolitan area average at all income levels. The general sales tax rate in the District of Columbia is 5.75 percent; however, because of the multiple rate system, the total tax burden is more than 5.75 percent of total taxable sales. The District's sales tax rates on restaurant meals, alcohol, transient accommodations, and commercial parking services are higher than the general rate.

Virginia's combined state and local general sales tax rate is 6 percent, and Maryland's state general sales tax rate is 6 percent. Residential usage of utilities is not in the general sales and use tax base in the District and the state of Maryland. However, Montgomery and Prince George's Counties do tax the use of utilities. While Montgomery County's energy tax is levied upon the distributor, its cost is effectively borne by the customer. Prince George's County's rate is structured to approximate a 6 percent sales and use tax on energy consumption by the customer. Virginia levies a 2.5 percent sales tax on all food purchased in grocery stores.

Automotive Taxes: The District of Columbia automotive tax burden is lower than the metropolitan area average at all income levels. Unlike Virginia localities, the District and Maryland jurisdictions do not levy a personal property tax on automobiles. The combined state and local registration fees in Virginia are comparable to the sole state rate in Maryland. The highest registration fee in the metropolitan area is imposed in the District of Columbia, ranging from \$72 for a vehicle weight under 3,500 pounds to \$155 for vehicles of 5,000 pounds or more.

The District of Columbia gasoline tax rate of 23.5 cents per gallon at the end of 2013 is the same rate as in Maryland and is higher than Virginia. Effective July 1, 2013, Virginia's state gasoline tax rate changed from 17.5 cents per gallon to 3.5 percent of the statewide average wholesale price per gallon. In July 2013, this equated to 11.1 cents per gallon. Virginia jurisdictions also levy a special 2.1 percent sales tax to use for transportation.

See Map 1 (page 14) for an illustration of selected metro area and the District's combined tax burdens (income, property, auto, sales) as a percentage of income, for a family earning \$75,000/year. At all income levels, D.C. has the lowest combined tax burden of the surrounding jurisdictions. For maps illustrating combined metro area burdens for the other income levels, see Appendix A on page 60.

This report is organized in two sections. Part I presents the Washington, D.C. Metropolitan Area tax burden comparison; and Part II contains a comparison of tax rates across the Washington, D.C. Metropolitan Area.

Acknowledgments

Each year the Government of the District of Columbia, Office of the Chief Financial Officer, Office of Revenue Analysis publishes *Tax Rates and Tax Burdens: Washington Metropolitan Area* as required by D.C. Code 47-817. Taxpayers and government officials in the District of Columbia have a significant interest in the relative tax position of the District compared to the surrounding jurisdictions.

The Office of Revenue Analysis acknowledges and sincerely appreciates the time, effort, and courtesy of officials in the Washington metropolitan area who cooperated in providing information for this report. In order to properly compare tax rates and tax burdens, uniform and reliable data must be utilized. Officials from the area jurisdictions provide the data included in this report. Part I of this volume compares tax burdens for the 2013 tax year and Part II compares tax rates effective as of January 1, 2014.

I would also like to thank Lori Metcalf, who prepared this document, and Bob Zuraski, who offered a keen eye in the editing process.

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Part I

A Comparison of Tax Burdens in Selected Washington Metropolitan Area Jurisdictions

2013

OVERVIEW

This study compares the state and local tax burdens on a hypothetical family of three in eight major metropolitan Washington area jurisdictions: the District of Columbia; the Maryland counties of Montgomery and Prince George's; the Virginia counties of Arlington and Fairfax; and the Virginia cities of Alexandria, Fairfax, and Falls Church. Each jurisdiction provides its own level of services and imposes various taxes to raise funds to pay for those services. The study does not attempt to compare the level of services provided by each jurisdiction.

The hypothetical family in this study consists of two wage-earning spouses and one school-age child. Families with annual gross income levels of \$25,000, \$50,000, \$75,000, \$100,000, and \$150,000 for each jurisdiction are analyzed. The wage and salary split is assumed to be 70-30 between the two spouses. All other income is assumed to be split evenly. The family at each income level over \$25,000 is assumed to own a single family home and to reside within the confines of the city or county. However, at the \$25,000 income level, the study assumes that the household renter-occupies and not owner-occupies its housing unit, and owns one automobile. Families with annual income of \$50,000 are presumed to own their home and one automobile; and families with annual incomes of \$75,000, \$100,000 and \$150,000 are assumed to own their own home and two automobiles. This study compares the tax burden in each jurisdiction for the hypothetical family for four major tax categories: individual income tax, sales tax, real property tax, and the automobile-related taxes.

This study is not intended to measure the overall level of taxation in a jurisdiction; rather, it attempts to measure a hypothetical tax burden for a family given the assumptions noted. There is no single "best" way of measuring tax burdens. To estimate tax payments, the study makes critical assumptions about typical households, their sources of income and consumption patterns. Property tax liabilities are particularly difficult to compare accurately because of varying assessment practices, property characteristics, and relief mechanisms. The methodology used to derive the estimated tax burden for each tax is presented in the section pertaining to that tax. The methodology used in this report is best suited to provide a relative comparison of tax burdens, within a single tax type and within a single year, across each of the jurisdictions studied. Comparisons across the different types of taxes or across years should be made with caution.

The individual income tax rates, exemptions, and deductions in effect for calendar year 2013 in the District of Columbia, Maryland, and Virginia are shown in Table 1, on page 5. Table 2, page 12, presents detailed data on state and local tax burdens for each type of tax by income level for each selected metropolitan area jurisdiction. The District's tax burden is compared with the average for the metropolitan area at each income level for the four tax categories, separately and combined, in Table 3, page 13.

Factors used in the housing value assumptions and the assumed housing values by income level for each jurisdiction are shown in Table 4, page 15.

The assumptions used to derive the automobile tax burdens are contained in Table 5, page 16. Finally, selected state and local tax rates in the Washington metropolitan area for fiscal year 2013 - 2014 are outlined in Table 6, page 17.

The particular assumptions used in the calculation of each major tax type are indicated below.

- **Housing Values.** Housing values across income levels in the 2013 study are based on data from the U.S. Census Bureau's American Community Survey (ACS) and adjusted using a linear multiplier for the different income levels. This entails dividing the median house value of the Washington, D.C. metropolitan statistical area (MSA) by the MSA's median household income, and then multiplying that number (or multiplier) by each income level for which home ownership is assumed (\$50,000, \$75,000, \$100,000, and \$150,000).
- **Mortgage Interest.** The mortgage interest amount (for use as an itemized deduction) in the 2013 study is derived by calculating an amortization schedule for the estimated home value for each income level in the metropolitan area.
- **Renters versus Owners.** The hypothetical family at the \$25,000 income level is assumed to rent, rather than own a home. Given the high real estate values in the metropolitan area, the assumption that families earning \$25,000 per year rent is likely more realistic than the assumption that they own a home.

Individual Income Tax Burdens

The income tax burden of a hypothetical family is estimated using the actual income tax system in each jurisdiction and assumptions about the sources of income for families at different income levels. The features of the individual income tax systems used in the Washington, D.C. Metropolitan Area are presented in Table 1 (page 5).

The assumed components of income for the five different income levels in this study are as follows:

Gross Income		Wages and Salaries	Interest	Long-Term Capital Gains 1/
\$25,000	Spouse 1	\$16,560	\$646	\$697
	Spouse 2	7,097		
\$50,000	Spouse 1	\$33,699	\$1,078	\$781
	Spouse 2	14,442		
\$75,000	Spouse 1	\$51,041	\$906	\$1,179
	Spouse 2	21,875		
\$100,000	Spouse 1	\$68,964	\$760	\$720
	Spouse 2	29,556		
\$150,000	Spouse 1	\$102,823	\$1,026	\$2,085
	Spouse 2	44,067		

1/ Assumes a three-year holding period.

Because the federal Earned Income Tax Credit (EITC) at the \$25,000 income level in the District, Maryland, and Virginia will determine the state's EITC, it is necessary to compute the 2013 federal individual income tax. The District's EITC is 40 percent of the federal credit; Maryland's is 50 percent of the federal credit; and Virginia's credit is 20 percent of the federal credit. Interest and long-term capital gains were fully or partially taxable at the federal level during the time period used for this report.

Total itemized deductions, which were used in the federal tax computation, were assumed to be equal to those in the following table, where the deductions have been adjusted from previous years to reflect Washington, D.C. Statistics of Income (SOI) income levels for tax year 2012.

The itemized deductions shown below are used in the calculation of the 2013 tax burdens. The deductible real and personal property taxes computed in the current year's metropolitan burden study are used for the 2013 property tax deduction. For the 2013 state and local individual income tax deduction, 2012 data were used as a proxy. These figures were used in

computing the 2013 federal income tax burden.

Gross Income Level					
Deduction	\$ 25,000	\$ 50,000	\$ 75,000	\$100,000	\$150,000
Medical (Gross)	6,754	6,996	8,437	9,643	12,650
Nondeductible Medical 1/	<u>-1,875</u>	<u>-3,750</u>	<u>-5,625</u>	<u>-7,500</u>	<u>-11,250</u>
Net Medical Deduction	4,879	3,246	2,812	2,143	1,400
Deductible Taxes	2/	2/	2/	2/	2/
Mortgage Interest	3/	3/	3/	3/	3/
Contribution Deduction	2,592	3,199	4,119	4,280	3,984
Gross Miscellaneous	2,699	4,578	3,642	3,866	4,503
Nondeductible 4/	<u>-500</u>	<u>-1,000</u>	<u>-1,500</u>	<u>-2,000</u>	<u>-3,000</u>
Net Miscellaneous Deduction	2,199	3,578	2,142	1,866	1,503
Other Miscellaneous Deductions	161	164	147	163	69
Total Deductions-without taxes And mortgage interest	9,831	10,187	9,221	8,452	6,956
1/ Nondeductible medical equal 7.5 percent of federal A.G.I. All or part of medical deductions may be allowed in some states. 2/ The tax deduction varies from city to city and is based on real and personal property taxes computed in the 2013 study and individual income taxes computed in the 2012 study. 3/ Mortgage interest is based on 5 th year interest paid on a home purchased in 2008 at an interest rate of 4.0%. 4/ Nondeductible miscellaneous deductions equal 2 percent of A.G.I.					

TABLE 1
INDIVIDUAL INCOME TAX
WASHINGTON METROPOLITAN AREA
JANUARY 1, 2014

PERSONAL EXEMPTIONS	EXEMPTIONS	TAXABLE INCOME 5/	RATES
DISTRICT OF COLUMBIA			
Single	\$1,725	\$0 - \$10,000	4.0%
Married Filing Separately	\$1,725	\$10,001-\$40,000	\$ 400 + 6.00% of excess > \$ 10,000
Married Filing Jointly	\$3,450	\$40,001-\$350,000	\$ 2,200 + 8.50% of excess > \$ 40,000
Head of Household	\$3,450	Over \$350,000	\$28,550 + 8.95% of excess > \$350,000
Dependent (additional)	\$1,725		
Blind (additional)	\$1,725		
Age 65 and over (additional)	\$1,725		
Standard Deduction	1/		
MARYLAND 2/			
Single	\$3,200	\$0 - \$1,000	2.0%
Married Filing Separately	\$3,200	\$1,001-\$2,000	\$ 20 + 3.00% of excess > \$1,000
Married Filing Jointly	\$6,400	\$2,001-\$3,000	\$ 50 + 4.00% of excess > \$2,000
Head of Household	\$3,200	\$3,001-\$150,000	\$ 90 + 4.75% of excess > \$3,000
Dependent (additional)	\$3,200	\$150,001-\$175,000	\$7,072.50 + 5% of excess > \$150,000
Blind (additional)	\$1,000	\$175,001-\$225,000	\$8,322.50 + 5.25% of excess > \$175,000
Age 65 and over (additional)	\$1,000	\$225,001-\$300,000	\$10,947.50 + 5.5% of excess > \$225,000
Standard Deduction	3/	Over \$300,001	\$15,072.50 + 5.75% of excess > \$300,000
VIRGINIA			
Single	\$ 930	\$0 - \$3,000	2.0%
Married Filing Separately	\$ 930	\$3,001-\$5,000	\$ 60 + 3.00% of excess > \$ 3,000
Married Filing Jointly	\$1,860	\$5,001-\$17,000	\$ 120 + 5.00% of excess > \$ 5,000
Head of Household	\$ 930	Over \$17,000	\$ 720 + 5.75% of excess > \$17,000
Dependent (additional)	\$ 930		
Blind (additional)	\$ 800		
Age 65 and over (additional)	\$ 800		
Standard Deduction	4/		

1/ Married persons filing separately - \$2,075; all others - \$4,150.

2/ Maryland rates do not include local rates that may be as low as 1.25% in Worcester County and as much as 3.2% in Howard, Montgomery and Prince George's Counties. Baltimore City has a local rate of 3.20%.

3/ 15% of Maryland AGI not to exceed \$2,000 (\$4,000 for joint and head of household returns and those filing as qualifying widow(er) with dependent child). The minimum is \$1,500 for single, married filing separately, and dependent taxpayers. All others are allowed a minimum of \$3,000.

4/ Single - \$3,000; married persons filing separately - \$3,000; and married persons filing jointly or combined separate - \$6,000.

5/ Schedule for married filing jointly.

Based upon these assumptions, the real estate tax (property) is the major component of the overall area average tax burden at all of the income levels. At the \$25,000 income level, the metropolitan area average individual income tax burden represents a negative 0.63 percent of family income (meaning the average family under these assumptions will receive a refund due to the EITC); the percentage burden is 2.52 percent at \$50,000; and increases to 3.34 percent at \$75,000; 3.78 percent at \$100,000; and 4.16 percent at \$150,000 (Table 3, page 13). The District's individual income tax burden is lower than the metropolitan average at every level except at the \$50,000 and \$150,000 income levels. The District's individual income tax burden ranges from less than 0.0 percent (negative 2.40 percent) at the \$25,000 income level to 4.44 percent at \$150,000. The Maryland counties' individual income tax burdens exceed the metropolitan average at every income level except at \$25,000. In Maryland, the average burden is a negative 1.3 percent at the \$25,000 income level, and 5.3 percent at the \$150,000 income level. For the Virginia area jurisdictions, the individual income tax burden is 0 percent at the \$25,000 level, and 3.63 percent at the \$150,000 income level.

Except for the \$25,000 income level, the Maryland individual income tax tends to be less progressive because the local tax rates are added to the state tax liability. The highest rate in Maryland is 5.75 percent and is not reached until taxable income exceeds \$250,000 for single filers (\$300,000 for joint filers). In addition, Maryland local tax rates in the Washington Metropolitan Area range from 3.03 percent in Charles County, to 3.2 percent in Montgomery and Prince George's Counties. At the \$25,000 income level, one-half of the federal earned income credit is deducted from state tax liability. In contrast, Virginia's maximum 5.75 percent tax rate is reached when taxable income exceeds \$17,000 and 20 percent of the federal earned income credit is deducted from Virginia's tax liability; and the District's maximum rate of 8.95 percent is not reached until the \$350,000 taxable income level is exceeded. At the \$25,000 income level, 40 percent of the federal earned income credit is deducted from the District's tax liability.

See Map 1 (page 14) for an illustration of selected metro area and the District's combined tax burdens (income, property, auto, sales) as a percentage of income, for a family earning \$75,000/year. At all income levels, D.C. has the lowest combined tax burden of the surrounding jurisdictions.

Real Property Tax Burdens

Real property tax burdens in the metropolitan area are a function of residential real estate values, the ratio of assessed value to market value, and the tax rate. The District allows a homestead deduction from the value of residential property before the tax is calculated on owner-occupied properties, while the Maryland and Virginia jurisdictions do not allow any deductions.

The property tax rates for each of the metropolitan jurisdictions, presented in Table 6, page 17, indicate a variety of ranges in these rates. This information is based upon data received from the various local government research agencies and/or local assessors. In addition to tax rate differences, data presented in Table 4, page 15, show assumed market value differences of a residence for purposes of this study at the different income levels. The \$25,000 income level families are assumed to reside in a rental unit and the \$50,000, \$75,000, \$100,000 and \$150,000 income families are assumed to live in an owner-occupied house. A series of assumptions and calculations were made in order to estimate the median house value for the Washington, D.C., metropolitan area, for each income level used in the report.

Data for the area's median house value and median income were retrieved from the Census Bureau's American Community Survey 2013. A linear multiplier was calculated by dividing the area's median house value by its median household income. This multiplier was used to scale the house values to the various income levels in the report (by multiplying it by each income level). This assumption serves as an input for both the property tax burden calculations and the mortgage interest deduction for the income tax burden. This method, which was also used in the 2012 Study, makes the assumption that house values increase in a linear fashion with income.

As stated previously, the \$25,000 income level family does not own a home or pay property tax, but only pays rent. Because renters pay property tax indirectly through their rent, it was necessary to compute a percentage of said rent constituting property taxes. States with property tax circuit breaker programs estimate a "property tax rent equivalent" in order to calculate the amount that renters are paying in property taxes. On average, states assume that about 20 percent of rent goes toward paying property taxes. The property tax equivalent of rent in each city was first calculated by obtaining data on median rents for each MSA from the U.S. Department of Housing and Urban Development.¹

Real property tax burdens for District of Columbia residents fall below the area wide averages at all income levels, except at the \$25,000 income level. The real property tax burdens reflect differences among the metropolitan area jurisdictions in both real property tax rates and property tax relief provisions. The metropolitan area average burden for the real property tax is 4.16 percent of income at the \$50,000 income level; 4.20 percent at the \$75,000 level; 4.23 percent at the \$100,000 level; and 4.25 percent at the \$150,000 level (Table 3, page 13).

¹ U.S. Department of Housing and Urban Development, "2013 50th Percentile Rent Estimates." Data for studio apartments used.

Multiplying the nominal real estate tax rate for each jurisdiction by its announced or statutorily prescribed assessment level derived the effective property tax rates (these effective tax rates do not include homestead, or other deductions or exemptions). The effective property tax rate is then multiplied by the housing values to determine the real property tax due at each income level for each jurisdiction.

For the District of Columbia, the effective tax rate of \$0.85 per \$100 of assessed value is applied to the assessed market value of the home, less \$69,100 for the 2013 homestead exemption. Therefore, the owner/occupant, with \$50,000 in income would pay tax on \$138,057 of value; on \$241,636 at the \$75,000 income level; on \$345,214 of value at the \$100,000 income level; and on \$552,371 at the \$150,000 income level.

Because Virginia's property tax relief program is targeted toward the elderly (age 65 or older), and to persons permanently and totally disabled whose incomes do not exceed \$72,000, no adjustments are made in the property tax burdens for the hypothetical family of three in the Virginia jurisdictions.

In calculating the real property tax burdens in the Maryland jurisdictions, \$0.871 per \$100 of value in Montgomery County and \$1.072 per \$100 of value in Prince George's County were used. These rates include the countywide rate, plus the state rate (\$0.112 per \$100 of value), but do not include special taxing district rates that are presented in Table 11 (page 37).

Sales Tax Burdens

The sales tax burdens differ among the jurisdictions because different items are included under the general sales tax. Sales tax rates for the metropolitan area for calendar year 2013 are presented below.

JURISDICTION	GENERAL RATE	GROCERIES	RESTAURANT MEALS	ALCOHOLIC BEVERAGES
DISTRICT OF COLUMBIA	5.75%	Exempt	10.0%	10%
MARYLAND	6.0%	Exempt	6.0%	9.0%
VIRGINIA	5.0% ^{1/}	2.5%	4.0%-8.0%	5.0%-7.5%

^{1/} Virginia's state sales tax rose to 5% on July 1, 2013, making the combined local and state rate 6%.

The estimated sales tax burdens for hypothetical households at each of the five income levels are reported in Table 2, page 12. These burdens are derived from data supplied by the District of Columbia, Maryland, and Virginia. Tax officials in each area completed a survey detailing the taxable status and the applicable sales tax rate of a listing of expenditure items. These items represent average consumption expenditures as determined by the U.S. Department of Labor.

The general sales tax rate in the District of Columbia is 5.75 percent; however, because of the multiple rate system, the total tax burden is more than 5.75 percent of total taxable sales – the District's sales tax rates on restaurant meals, alcohol, and commercial parking services are higher than the general rate. Also, the sales tax rate for transient accommodations in the District is 14.5 percent.

Residential usage of utilities is not in the general sales and use tax base in the District and the State of Maryland. However, Montgomery and Prince George's Counties do tax the use of utilities through a utility tax. While Montgomery County's energy tax is levied upon the distributor, its cost is effectively borne by the customer. Prince George's County sets the tax rates annually based on a formula driven by total consumption and revenue for each type of energy in prior years.

Maryland has the highest general sales tax rate in the area, with a 6.0 percent general rate. However, factoring in local rates for the jurisdictions in this study, Virginia ties with Maryland as its combined state and local general sales tax rate is 6.0%. The District lowered its general sales tax rate to 5.75% at the end of 2013, but has higher rates for alcoholic beverages, restaurant meals, parking, and hotel rooms, than do Maryland and Virginia. The District, like Maryland, exempts all non-snack food purchased in grocery stores from the general sales tax. Virginia does levy a 2.5 percent sales tax on all food purchased in grocery stores.

AUTOMOBILE TAX BURDENS

The taxes related to ownership of automobiles include the gasoline tax, motor vehicle registration fees, and, where applicable, personal property taxes. The assumptions used to calculate the automobile tax burdens are shown in Table 5, page 16.

Virginia localities are the only area jurisdictions that levy a personal property tax on automobiles. The personal property tax rates for the seven Virginia jurisdictions included in this study vary from \$3.70 to \$5.00 per \$100 of value and are presented in Table 13 (page 45). Since 1999, the Commonwealth of Virginia has reimbursed all localities in Virginia for the vehicle portion of the Personal Property Tax as part of the Personal Property Tax Relief (PPTRA). From 2002 to 2005, the reimbursement amount was 70 percent of the first \$20,000 ACT of a vehicle's assessed tax bill. Beginning in 2007, Virginia began to reimburse localities a fixed amount based on the 2004 level of state reimbursement. Unless the General Assembly provides additional funding, that reimbursement is not expected to increase, and with no increases, it will cover a gradually decreasing portion of the tax on vehicles. For 2013, the reimbursement to Alexandria covered 61 percent of the tax bill. In Arlington County, vehicles that are valued at \$3,000 or less, and are PPTR eligible, have no tax liability and pay only an annual decal fee. Each vehicle that is PPTR eligible pays no tax on the first \$3,000 of value. In Fairfax County, the resident's tax bill is reduced by 51 percent of the first \$30,000 of assessed value in calendar year 2013.

The basis for assessing the tax also differs among the Virginia area jurisdictions. Alexandria, Fairfax County, and Prince William County use the trade-in value; the clean loan value is used in Arlington and Loudoun Counties. For both methods, however, values are obtained from the January 2013 National Automobile Dealers Association Used Car Pricing Guide, Eastern Division.

At all of the income levels except \$50,000, the lowest automobile tax burdens are found in the Montgomery and Prince George's counties. At \$25,000, Montgomery and Prince George's Counties tied for the lowest auto tax burden, only \$10.00 lower than the District. At \$50,000, the District's auto tax burden was \$21.00 lower than the Maryland counties' burden. The District and Maryland jurisdictions do not levy a personal property tax on automobiles, as in Virginia localities.

The District of Columbia's registration fee is the highest in the metropolitan area. In the District, the fee for a vehicle weighing less than 3,500 pounds (Class I) is \$72; for vehicles weighing 3,501 pounds to 4,999 pounds (Class II), the District imposes a fee of \$115; for vehicles 5,000 pounds and over (Class III), the fee is \$155; and for Class IV, clean fuel or electric vehicle, the fee is \$36 (See Table 6, page 17). For tax year 2013, Maryland's fees are slightly lower than the District's; the fee for vehicles less than 3,700 pounds is \$135.00 for two years (\$67.50 for one year), and for vehicles over 3,700 pounds it is \$187.00 for two years (\$93.50 for 1 year).

The District of Columbia gasoline tax rate of 23.5 cents per gallon at the end of 2013 is the same rate as in Maryland and is higher than Virginia. Effective July 1, 2013, Virginia's state gasoline tax rate changed from 17.5 cents per gallon to 3.5 percent of the statewide average wholesale price per gallon. In July 2013, this equated to 11.1 cents per gallon. There is also a special 2.1 percent sales tax levied by all the Northern Virginia jurisdictions that is used for transportation.

Part I: A Comparison of Tax Burdens in Selected Washington Metropolitan Area Jurisdictions

**TABLE 2
MAJOR STATE AND LOCAL TAX BURDENS FOR A FAMILY OF THREE RESIDING
IN SELECTED WASHINGTON METROPOLITAN AREA JURISDICTIONS
CALENDAR YEAR 2013**

TAX	DISTRICT OF COLUMBIA	MONTGOMERY COUNTY	PRINCE GEORGE'S COUNTY	ALEXANDRIA	ARLINGTON COUNTY	FAIRFAX COUNTY	FAIRFAX CITY	FALLS CHURCH
\$25,000 INCOME LEVEL								
Income 1/	(599)	(331)	(331)	0	0	0	0	0
Real Estate	2,942	2,942	2,942	2,942	2,942	2,942	2,942	2,942
Sales and Use	550	352	352	405	405	405	405	405
Automobile	219	209	209	358	408	485	448	297
TOTAL	3,112	3,172	3,172	3,705	3,755	3,832	3,796	3,644
RANK	8	6/7	6/7	4	3	1	2	5
\$50,000 INCOME LEVEL								
Income	1,275	1,576	1,536	1,152	1,152	1,133	1,144	1,129
Real Estate	1,173	1,804	2,221	2,150	2,084	2,291	2,196	2,196
Sales and Use	736	468	468	506	506	506	506	506
Automobile	232	253	253	442	507	608	560	362
TOTAL	3,417	4,101	4,478	4,250	4,249	4,538	4,405	4,193
RANK	8	7	2	4	5	1	3	6
\$75,000 INCOME LEVEL								
Income	2,487	3,174	3,114	2,259	2,258	2,228	2,264	2,233
Real Estate	2,054	2,707	3,331	3,225	3,126	3,437	3,294	3,294
Sales and Use	1,101	721	721	748	748	748	748	748
Automobile	532	532	532	861	978	1,126	712	487
TOTAL	6,174	7,134	7,698	7,093	7,110	7,539	7,018	6,761
RANK	8	3	1	5	4	2	6	7
\$100,000 INCOME LEVEL								
Income	3,739	4,727	4,649	3,480	3,479	3,442	3,376	3,322
Real Estate	2,934	3,609	4,441	4,301	4,168	4,582	4,392	4,392
Sales and Use	1,235	815	815	818	818	818	818	818
Automobile	708	665	665	1,106	1,253	1,423	944	872
TOTAL	8,617	9,816	10,570	9,705	9,718	10,265	9,529	9,404
RANK	8	3	1	5	4	2	6	7
\$150,000 INCOME LEVEL								
Income	6,665	8,071	7,947	5,500	5,470	5,407	5,469	5,406
Real Estate	4,695	5,413	6,662	6,451	6,252	6,873	6,588	6,588
Sales and Use	1,720	1,151	1,150	1,064	1,064	1,064	1,064	1,064
Automobile	661	618	618	1,507	2,237	2,260	1,910	1,490
TOTAL	13,740	15,253	16,377	14,522	15,023	15,604	15,031	14,547
RANK	8	3	1	7	5	2	4	6

Note: Numbers may not add to totals due to rounding.

1/ Negative numbers result from a refundable Earned Income Tax Credit.

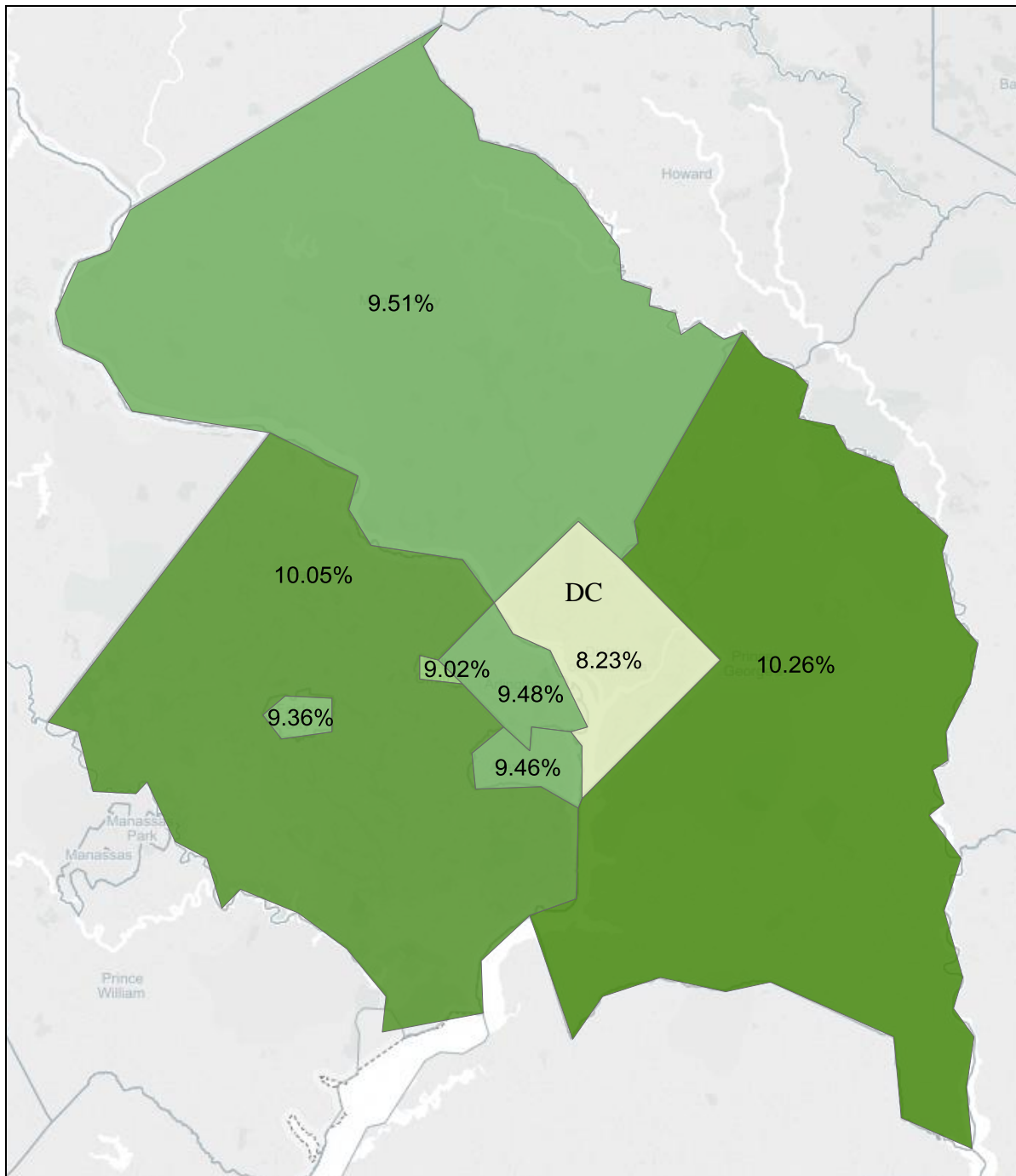
TABLE 3
SUMMARY OF AVERAGE MAJOR TAX BURDENS FOR SELECTED WASHINGTON
METROPOLITAN AREA JURISDICTIONS AND THE DISTRICT OF COLUMBIA
CALENDAR YEAR 2013

INCOME	TAX BURDENS		PERCENT OF INCOME	
	AREA AVERAGE 1/ \$	DISTRICT OF COLUMBIA \$	AREA AVERAGE 1/ %	DISTRICT OF COLUMBIA %
OVERALL BURDEN				
\$ 25,000	\$3,524	\$3,112	14.09%	12.45%
\$ 50,000	4,204	3,417	8.41	6.83
\$ 75,000	7,066	6,174	9.42	8.23
\$100,000	9,703	8,617	9.70	8.62
\$150,000	15,012	13,740	10.01	9.16
INDIVIDUAL INCOME				
\$ 25,000	(158)	(599)	(0.63)	(2.40)
\$ 50,000	1,262	1,275	2.52	2.55
\$ 75,000	2,502	2,487	3.34	3.32
\$100,000	3,777	3,739	3.78	3.74
\$150,000	6,242	6,665	4.16	4.44
PROPERTY				
\$ 25,000	2,942	2,942	11.77	11.77
\$ 50,000	2,078	1,173	4.16	2.35
\$ 75,000	3,154	2,054	4.20	2.74
\$100,000	4,229	2,934	4.23	2.93
\$150,000	6,381	4,695	4.25	3.13
SALES AND USE				
\$ 25,000	403	550	1.61	2.20
\$ 50,000	517	736	1.03	1.47
\$ 75,000	775	1,101	1.03	1.47
\$100,000	860	1,235	0.86	1.23
\$150,000	1,158	1,720	0.77	1.15
AUTOMOBILE				
\$ 25,000	329	219	1.32	0.88
\$ 50,000	402	232	0.80	0.46
\$ 75,000	720	532	0.96	0.71
\$100,000	955	708	0.95	0.71
\$150,000	1,463	661	0.98	0.44

Note: Numbers may not add to totals due to rounding.

1/ Negative numbers result from a refundable Earned Income Tax Credit.

**Map 1: Total 2013 Metro Area Tax Burdens (Income, Property, Sales, & Auto)
as a % of Income (Family Earning \$75,000/Year)**



The lighter the green in the map, the lower the tax burden as a percentage of income.

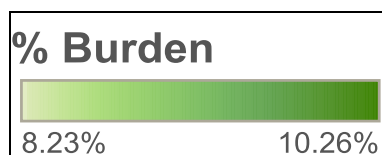


TABLE 4
HOUSING VALUE ASSUMPTIONS FOR MAJOR WASHINGTON METROPOLITAN AREA JURISDICTIONS
CALENDAR YEAR 2013 1/

FAMILY INCOME	DISTRICT OF COLUMBIA	MONTGOMERY COUNTY	PRINCE GEORGE'S COUNTY	ALEXANDRIA	ARLINGTON COUNTY	FAIRFAX COUNTY	FALLS CHURCH	FAIRFAX CITY
\$ 25,000 2/	\$2,942	\$2,942	\$2,942	\$2,942	\$2,942	\$2,942	\$2,942	\$2,942
\$ 50,000	\$207,157	\$207,157	\$207,157	\$207,157	\$207,157	\$207,157	\$207,157	\$207,157
\$ 75,000	\$310,736	\$310,736	\$310,736	\$310,736	\$310,736	\$310,736	\$310,736	\$310,736
\$100,000	\$414,314	\$414,314	\$414,314	\$414,314	\$414,314	\$414,314	\$414,314	\$414,314
\$150,000	\$621,471	\$621,471	\$621,471	\$621,471	\$621,471	\$621,471	\$621,471	\$621,471

1/ For the \$50,000 income levels and above, data on 2013 median household incomes and median house values for the Washington D.C., MSA were retrieved from the Census Bureau's ACS 2013. A multiplier was then applied to each income based on the relationship of median income to median home value.

2/ For the \$25,000 income level, rental cost data are from the U.S. Department of Housing and Development, for median fair market rents by MSA. In order to select rents that were reasonable for a family earning \$25,000 per year, the rents for a studio apartments were selected. The property tax equivalent of rent is assumed to be 20 percent of annual rent.

**TABLE 5
AUTOMOBILE TAX ASSUMPTIONS
Calendar 2013**

Income Level	Description Of Auto	Engine Size Liters 1/	Weight 2/	Year	Market Values			Estimated Mileage Per Gallon 1/	Estimated Annual Gasoline Usage 3/
					Retail Price 2/	Trade-In Value 2/	Loan Value 2/		
\$ 25,000	Sedan, 4 Door 4 cylinder, Automatic	2.0	2,862 lbs	2010	\$11,475	\$8,375	\$10,328	24	625 gallons
\$ 50,000	Sedan, 4 Door 4 Cylinder, Automatic	2.0	3,331 lbs	2010	\$14,750	\$10,925	\$13,275	22	681 gallons
\$ 75,000	Sedan, 4 Door 4 Cylinder, Automatic	2.5	3,263 lbs	2011	\$16,250	\$12,500	\$14,625	22	681 gallons
	4WD Utility, 4 Door 6 Cylinder, Automatic	2.4	3,750 lbs	2005	\$10,600	\$7,125	\$9,540	19	789 gallons
\$100,000	Sedan, 4 Door 6 Cylinder, Automatic	3.6	4,026 lbs	2011	\$19,675	\$15,775	\$17,708	17	882 gallons
	4WD Utility, 4 Door 6 Cylinder, Automatic	4.0	4,615 lbs	2006	\$12,450	\$8,750	\$11,205	13	1,154 gallons
\$150,000	Sedan, 4 Door 6 Cylinder, Automatic	6.2	4,222 lbs	2012	\$45,625	\$39,725	\$41,063	18	833 gallons
	AWD Utility, 4 Door 6 Cylinder, Automatic	3.5	4,288 lbs	2009	\$16,325	\$12,375	\$14,693	15	1,000 gallons

1/ Gas Mileage Guide, EPA fuel economy estimates for city driving, U.S. Department of Energy.

2/ National Automobile Dealers Association Used Car Guide.

3/ Assumes 15,000 miles driven for all vehicles.

Part I: A Comparison of Tax Burdens in Selected Washington Metropolitan Area Jurisdictions

**TABLE 6
SELECTED STATE AND LOCAL TAX RATES IN THE WASHINGTON METROPOLITAN AREA
Fiscal Year 2013 - 2014**

TAX	DISTRICT OF COLUMBIA	CHARLES COUNTY 1/	MONTGOMERY COUNTY 1/	PRINCE GEORGE'S COUNTY 1/	ALEXANDRIA	ARLINGTON COUNTY	FAIRFAX COUNTY	FALLS CHURCH	LOUDOUN COUNTY	PRINCE WILLIAM COUNTY
PROPERTY										
Nominal Rate (per \$100 of value)	\$0.850	\$1.32	\$0.871	\$1.072	\$1.038	\$1.006	\$1.106	\$1.305	\$1.205	\$1.2681
Assessment Level 2/	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Effective Rate (per \$100 of value) 3/	\$0.850 4/	\$1.32	\$0.871	\$1.072	\$1.038	\$1.006	\$1.106	\$1.305	\$1.205	\$1.2681
SALES AND USE										
General Rate	5.75%	6.0%	6.0%	6.0%	6.0% 5/	6.0% 5/	6.0% 5/	6.0% 5/	6.0% 5/	6.0% 5/
INDIVIDUAL INCOME (State Rates)	4.0% - 8.95% (Total)	2% -5.75%	2% -5.75%	2% -5.75%	2% - 5.75%	2% - 5.75%	2% - 5.75%	2% - 5.75%	2% - 5.75%	2% - 5.75%
(Local Rates)		3.03%	3.2%	3.2%	0%	0%	0%	0%	0%	0%
PERSONAL PROPERTY 6/ (per \$100 of value)	\$3.40	\$3.01	\$1.898	\$2.40	\$4.30 7/	\$4.50 8/	\$4.57 8/	\$4.84 7/	\$4.20 8/	\$3.70 7/
AUTO REGISTRATION										
3,499 lbs. Or less	\$72.00 9/	\$67.50	\$67.50	\$67.50	\$73.75 10/	\$73.75 10/	\$73.75 10/	\$73.75 10/	\$65.75 10/	\$64.75 10/
3,500 lbs. –4,000 lbs.	\$115.00	\$67.50/\$93.50	\$67.50/\$93.50	\$67.50/\$93.50	\$73.75 10/	\$73.75 10/	\$73.75 10/	\$73.75 10/	\$65.75 10/	\$64.75 10/
4,001 lbs. – 4,999 lbs.	\$115.00	\$93.50	\$93.50	\$93.50	\$78.75 10/	\$78.75 10/	\$83.75 10/	\$90.75 10/	\$70.75 10/	\$69.75 10/
Over 4,999 lbs.	\$155.00	\$93.50	\$93.50	\$93.50	\$78.75 10/	\$78.75 10/	\$83.75 10/	\$90.75 10/	\$70.75 10/	\$69.75 10/
GASOLINE TAX										
(Cents Per Gallon)	23.5	23.5	23.5	27	3.5% of the statewide average wholesale price/gallon 11/	3.5% of the statewide average wholesale price/gallon 11/	3.5% of the statewide average wholesale price/gallon 11/	3.5% of the statewide average wholesale price/gallon 11/	3.5% of the statewide average wholesale price/gallon 11/	3.5% of the statewide average wholesale price/gallon 11/

1/ Real estate rates shown include the 11.2 cents per \$100 of assessed value Maryland state real property tax rate. 2 year auto registration is \$135 up to 3,700 lbs, and \$187 over 3,700 lbs.

2/ Statutorily Prescribed.

3/ Effective tax rates listed here are net of assessment value and do not reflect any exemptions or credits.

4/ There is a \$69,100 homestead exemption for property that is owner-occupied. The exemption amount increased to \$70,200 on October, 1, 2012 (effective for D.C.'s Real Property Tax Year 2014).

5/ State rate is 5% and local rate is 1%. Virginia's state sales tax rose to 5% on July 1, 2013.

6/ Effective rate per \$100. Applicable to private autos in Northern Virginia jurisdictions. Also, boats, trailers and motorcycles.

7/ NADA Used Car Guide trade-in value used as basis for assessing the tax.

8/ Arlington, Fairfax, and Loudon Counties use the NADA Used Car Guide clean trade-in value as basis for assessing tax.

9/ Class IV, clean fuel or electric vehicle, the fee is \$36.

10/ Includes \$40.75 state registration fee for vehicles 4,000 pounds or less; \$45.75 for vehicles over 4,000 pounds; and \$28.75 for cycles.

11/ In July 2013, the price in Virginia was 11.1 cents per gallon. There is an additional 2.1 percent sales tax on the total sales price.

Part II

A Comparison of Tax Rates in the Washington Metropolitan Area as of January 1, 2014

ALCOHOLIC BEVERAGE TAX

District of Columbia

The tax is imposed on all alcoholic beverages manufactured by a holder of a manufacturer's license and on all alcoholic beverages brought into the District by the holder of a wholesaler's or retailer's license.

Maryland

The tax is imposed on all alcoholic beverages sold by manufacturers and wholesalers to retail dealers and sold by out-of-state dealers to wholesalers. The tax also applies to seized liquors.

Virginia

The tax is imposed on the sale of all alcoholic beverages in Virginia. Persons who have a mixed beverage carrier license are subject to tax on mixed drinks sold.

ITEMS	DISTRICT OF COLUMBIA	MARYLAND	VIRGINIA ^{1/}
Beer (per barrel)	\$2.79	\$2.79	\$7.95
Spirits (per gallon)	1.50	1.50	20% of retail price
Wine (per gallon)			
14% or less alcohol	.30	.40	1.51 ^{2/}
More than 14% alcohol	.40	.40	1.51 ^{2/}
Champagne and Sparkling Wine (per gallon)	.45	.40	1.51 ^{2/}

1/ Sales at ABC Stores are subject to the 5.0 percent sales tax rate in addition to the rate below.

2/ Additionally, a state tax of 4 percent of the price charged is imposed on wine sold to persons other than licensees.

CIGARETTE TAX

District of Columbia

The District's cigarette tax is imposed on the sale or possession of all cigarettes in the District. Exemptions from the tax are as follows: (1) cigarette sales to or by the federal or District governments; (2) possession of cigarettes by licensed wholesalers for sale outside the District or to licensed wholesalers; (3) possession of cigarettes bearing stamps of other jurisdictions by vending machine operators who are licensed in the other jurisdictions; (4) possession by a consumer of up to 200 cigarettes which were transported into or manufactured in the District by the consumer; and (5) possession of cigarettes being transported under conditions such that the cigarettes are not deemed to be contraband.

Maryland

The Maryland tax is imposed on all cigarettes possessed or held in the state by any person. Cigarettes for sale to Army, Air Force, Navy, or Coast Guard exchanges or commissaries are exempt.

Virginia

The Virginia tax is imposed upon the sale, storage or receipt of cigarettes for purposes of distribution within the state. In addition to the state tax, certain Virginia localities impose a cigarette tax. An exemption from taxation is provided for the free distribution of sample cigarettes in packages containing five or fewer cigarettes and for cigarettes customarily donated by manufacturers to cigarette factory employees (where such cigarettes are not subject to federal taxation).

RATE PER 20 CIGARETTES

JURISDICTION	STATE	LOCAL	COMBINED RATE
District of Columbia	\$2.86	----	\$2.86
Maryland	\$2.00	----	\$2.00
Virginia	\$0.30	----	----
<i>Alexandria</i>		\$1.00	\$1.30
<i>Arlington County</i>		\$0.30	\$0.60
<i>Fairfax</i>		\$0.85	\$1.15
<i>Fairfax County</i>		\$0.30	\$0.60
<i>Falls Church</i>		\$0.75	\$1.05
<i>Prince William County</i>		\$0.00	\$0.30

FINANCIAL INSTITUTION TAXES

District of Columbia

Financial institutions are subject to the corporate franchise tax. The tax is imposed at a rate of 9.5 percent of taxable income. In addition, there is a total surtax of 5 percent, for a total effective rate of 9.975 percent. Financial institutions also are subject to both the personal and real property taxes.

Maryland

In the past, Maryland imposed a franchise tax on the net earnings of financial institutions in lieu of the Maryland Corporate Income Tax. Financial institutions formerly subject to the financial institution franchise tax are now subject to the corporate income tax, with special apportionment rules based on a three-factor formula of property, payroll, and receipts. Financial institutions are not subject to personal property taxes except on property leased to others.

Virginia

The Commonwealth of Virginia imposes a tax on the net taxable capital of banks and trust companies at the rate of \$1 per \$100 of net capital, with a prorated schedule for new banks. Net capital is determined in two steps. First, capital, surplus, and undivided profits of the institution are added. Next, the following are subtracted from this amount: the assessed value of real estate; the book value of tangible personal property; the pro rata share of government obligations; the capital accounts of any bank subsidiaries; the amount of any reserve for loan losses allowed by the Internal Revenue Service for income tax purposes (which amount is included in the definition of capital, surplus and undivided profits); and the amount of any reserve for marketable securities valuation that is included in capital, surplus and undivided profits to the extent that such reserve reflects the difference between the book value and the market value of such marketable securities.

Virginia has authorized its cities and counties to levy a tax not to exceed 80 percent of the state rate. The counties of Arlington, Fairfax, Loudoun, and Prince William, and the cities of Alexandria, Fairfax, and Falls Church levy the maximum of 80 cents per \$100 of net capital. The local tax is not in addition to the state tax, but rather creates a redistribution of 80 percent of the state tax to the localities.

INCOME TAXES

CORPORATE FRANCHISE

District of Columbia

Foreign and domestic corporations and financial institutions engaging in a trade or business within the District or receiving income from District sources are subject to tax at a rate of 9.5 percent on their taxable income. In addition, a total surtax of 5.0 percent is charged, for a total effective rate of 9.975 percent. The minimum franchise tax is \$250.

Businesses that do not operate entirely within the District and/or receive income from sources not entirely within the District must allocate or apportion their income in accordance with general allocation or apportionment rules and regulations. Apportionment is based upon an equally weighted three-factor formula (sales, payroll, and property). Special formulas are applied to businesses where the three-factor formula does not fairly represent the corporation's business within the District.

Federal conformity is maintained pursuant to Public Law 105-100.

Maryland

In Maryland a tax is imposed upon the net income of corporations and financial institutions at the rate of 8.25 percent.

The net income of a corporation is allocated as detailed in state rules and regulations, and that portion of the business income of the corporation allocable to Maryland is determined in accordance with a three-factor formula based on property, payroll, and double-weighted sales.

Virginia

A tax of 6 percent is imposed on the Virginia taxable income of corporations. Professional corporations are also subject to the tax. Corporations having income from business activity taxable both within and outside of Virginia must allocate and apportion their Virginia taxable income as detailed by state rules and regulations. Multi-state corporate income is apportioned to Virginia by an equally weighted formula based on property, payroll, and sales.

INCOME TAXES

INDIVIDUAL INCOME

District of Columbia

Individuals who maintain a permanent home in the District at any time during the taxable year, or who maintain a place of residence for an accumulative total of 183 days or more, are subject to the individual income tax. Nonresidents who are employed in the District are not liable for the tax.

Because the District of Columbia selectively conforms to federal provisions, legislative action is required whenever federal law changes with respect to federal individual income taxation. The latest conformity legislation is Public Law 105-100.

A credit to relieve property tax burdens is provided under the D.C. income tax law. This credit authorizes qualified homeowners and renters to claim a credit against their income tax liability, or a refund if no tax is due, for a portion of property taxes or rent paid when these payments exceed a certain percentage of household income. Renters use 15 percent of rent paid as a property tax equivalency figure (this increases to 20 percent for 2014). To qualify for the credit or refund, the homeowner or renter must have lived in the District during the entire taxable year, and the household income cannot exceed \$20,000 (it will increase to \$40,000 for 2014). The maximum real property tax credit is \$750.

Other personal income tax credits are those for: individual income taxes required to be paid to another state on income derived from sources outside the District and child and dependent care (32 percent of federal credit for full-year residents, or qualified expenses divided by number of months on returns filed for less than calendar year or fiscal year).

In addition, the District instituted an earned income tax credit. For tax years 2013 and 2014, this credit is 40 percent of the federal credit.

The District exempts all income of U.S. Senators, Representatives, Presidential Appointees, and Supreme Court Justices, provided such officials primary residence is not in the District. Also exempted is the income of personal staff and employees of members of Congress who remain bona fide residents of the congressperson's home state. Presidential appointees, to be exempt, must be subject to approval by the Senate and serve at the pleasure of the President. However, appointees are not exempt if they live in the District on the last day of the taxable year, even though they meet the other conditions. Congressional staff members are not exempt if their salaries are paid from committee funds.

Maryland

Persons who are Maryland residents on the last day of the tax year, or who have lived in the state for at least six months, are subject to the individual income tax. In addition, nonresidents are taxed on income earned in Maryland. Maryland's income tax law with regard to income and deductions conforms closely to that of the federal government.

Individuals carrying on business in a partnership are responsible for the tax only on their individual positions, that is, no tax is assessed on the partnership entity.

In addition to the state individual income tax, Charles, Montgomery, Prince George's, and other Maryland counties impose a local income tax. Until tax year 1998, this local tax (piggyback) was a share of the state tax. However, effective for tax year 1999, counties levy a tax using an income tax rate and state taxable income. The local rate generally ranges between 3.2 percent in Montgomery and Prince George's Counties to 3.3 percent in Charles County.

In addition, Montgomery County passed legislation making it the first local jurisdiction in the country with a local refundable earned income credit. This credit went into effect for tax year 1998.

Virginia

Virginia residents are subject to the individual income tax. In addition, nonresidents are taxed on income earned in Virginia, but a credit is allowed for taxes paid to their home states. Members of the armed forces are not subject to the tax on their active duty military income when stationed in Virginia, if they had no place of domicile in the state. A spouse of a servicemember shall neither lose nor acquire a residence or domicile for purposes of taxation with respect to the person, personal property, or income of the spouse by reason of being absent or present in any tax jurisdiction of the United States solely to be with the service member in compliance with the servicemember's military orders if the residence or domicile, as the case may be, is the same for the servicemember and the spouse.

Virginia's income tax law conforms very closely to that of the federal government. The tax is based on an individual's federal adjusted gross income with modifications, if applicable, personal exemptions and standard or itemized deductions. In Virginia, as in the District of Columbia, if taxpayers use itemized deductions on their federal return, they must itemize on their state return. If they use the standard deduction for federal purposes, then they must use it for state purposes.

Virginia generally allows the same itemized deductions as the federal government. However, no deduction is allowed for income taxes imposed by the state or any other taxing jurisdiction in determining the amount of the taxpayer's income subject to tax. Instead of allowing a credit for child and dependent care expenses (necessary for gainful employment), Virginia provides for a deduction equal to the amount allowed under federal law in computing the child and dependent care credit.

Individuals receive the same income tax credit that corporations do for renewable energy source expenditures. The Urban Enterprise Zone and the Neighborhood Assistance Act credits also are applicable to individuals.

Table 7, page 23, compares tax rates, personal exemption amounts, and deduction amounts for the District, Maryland, and Virginia as of January 1, 2014.

**TABLE 7
INDIVIDUAL INCOME TAX
WASHINGTON METROPOLITAN AREA
JANUARY 1, 2014**

PERSONAL EXEMPTIONS	EXEMPTIONS	TAXABLE INCOME 5/	RATES
DISTRICT OF COLUMBIA			
Single	\$1,725	\$0 - \$10,000 \$10,001-\$40,000 \$40,001-\$350,000 Over \$350,000	4.0%
Married Filing Separately	\$1,725		\$ 400 + 6.00% of excess > \$ 10,000
Married Filing Jointly	\$3,450		\$ 2,200 + 8.50% of excess > \$ 40,000
Head of Household	\$3,450		\$28,550 + 8.95% of excess > \$350,000
Dependent (additional)	\$1,725		
Blind (additional)	\$1,725		
Age 65 and over (additional)	\$1,725		
Standard Deduction	1/		
MARYLAND 2/			
Single	\$3,200	\$0 - \$1,000 \$1,001-\$2,000 \$2,001-\$3,000 \$3,001-\$150,000 \$150,001-\$175,000 \$175,001-\$225,000 \$225,001-300,000 \$300,001+	2.0%
Married Filing Separately	\$3,200		\$ 20 + 3.00% of excess > \$1,000
Married Filing Jointly	\$6,400		\$ 50 + 4.00% of excess > \$2,000
Head of Household	\$3,200		\$ 90 + 4.75% of excess > \$3,000
Dependent (additional)	\$3,200		\$7,072.50 + 5% of excess > \$150,000
Blind (additional)	\$1,000		\$8,322.50 + 5.25% of excess > \$175,000
Age 65 and over (additional)	\$1,000		\$10,947.50 + 5.5% of excess > \$225,000
Standard Deduction	3/		\$15,072.50 + 5.75% of excess> \$300,000
VIRGINIA			
Single	\$ 930	\$0 - \$3,000 \$3,001-\$5,000 \$5,001-\$17,000 Over \$17,000	2.0%
Married Filing Separately	\$ 930		\$ 60 + 3.00% of excess > \$ 3,000
Married Filing Jointly	\$1,860		\$ 120 + 5.00% of excess > \$ 5,000
Head of Household	\$ 930		\$ 720 + 5.75% of excess > \$17,000
Dependent (additional)	\$ 930		
Blind (additional)	\$ 800		
Age 65 and over (additional)	\$ 800		
Standard Deduction	4/		

Source: Survey of State Revenue Department Officials and State Web Sites.

1/ Married persons filing separately - \$2,075; all others - \$4,150.

2/ Maryland rates do not include local rates that may be as low as 1.25% in Worcester County and as much as 3.2% in Howard, Montgomery and Prince George's Counties. Baltimore City, which is used in this study, has a local rate of 3.05%.

3/ 15% of Maryland AGI not to exceed \$2,000 (\$4,000 for joint and head of household returns and those filing as qualifying widow(er) with dependent child). The minimum is \$1,500 for single, married filing separately and dependent taxpayers. All others are allowed a minimum of \$3,000.

4/ Single - \$3,000; married persons filing separately - \$3,000; and married persons filing jointly or combined separate - \$6,000.

5/ Brackets and rates are for married filing jointly.

INCOME TAXES

UNINCORPORATED BUSINESS FRANCHISE

District of Columbia

The District's franchise tax on unincorporated businesses is imposed on enterprises with gross income over \$12,000. The rate is 9.5 percent on the taxable income derived from sources within the District. In addition, a total surtax of 5.0 percent of the base rate is charged, for a total rate of 9.975 percent. The minimum tax is \$250. The tax is payable by the person or persons jointly or severally conducting the unincorporated business.

Unincorporated businesses pay the franchise tax on 70 percent of net profits, less a \$5,000 exemption. Owners who participate in the operation of the business are allowed 30 percent of the net profit as a salary deduction. When 80 percent or more of income is derived from services, the unincorporated business income is taxed under the individual income tax.

Maryland

Unincorporated business income is taxed under the individual income tax.

Virginia

Unincorporated business income is taxed under the individual income tax.

Several Virginia jurisdictions also levy a license tax on the gross receipts derived from various businesses. Table 8, page 25 details the business license tax rates per \$100 of gross receipts imposed by metropolitan area jurisdictions on several occupations.

Part II: A Comparison of Tax Rates in the Washington Metropolitan Area as of January 1, 2014

**TABLE 8
UNINCORPORATED BUSINESS FRANCHISE
AND BUSINESS LICENSE TAXES - 2014**

OCCUPATION 1/	DISTRICT OF COLUMBIA	ALEXANDRIA 2/	ARLINGTON COUNTY 3/	FAIRFAX 4/	FAIRFAX COUNTY 4/	FALLS CHURCH 5/	LOUDOUN COUNTY 6/	PRINCE WILLIAM COUNTY 7/
AMUSEMENTS/ RECREATIONAL SERVICES	8/	\$.36/\$100	\$.25/\$100	\$.27/\$100	\$.26/\$100	\$.36/\$100	\$30 or \$.21/\$100	\$.21/\$100
BUSINESS SERVICES	8/	\$.35/\$100	\$.35/\$100	\$.27/\$100	\$.19/\$100	\$.36/\$100	\$30 or \$.17/\$100	\$.21/\$100
PERSONAL SERVICES	8/	\$.35/\$100	\$.35/\$100	\$.27/\$100	\$.19/\$100	\$.36/\$100	\$30 or \$.23/\$100	\$.21/\$100
PROFESSIONALS	---	\$.58/\$100	\$.36/\$100	\$.40/\$100	\$.31/\$100	\$.52/\$100	\$30 or \$.33/\$100	\$.33/\$100
REPAIR SERVICES	8/	\$.35/\$100	\$.35/\$100	\$.27/\$100	\$.19/\$100	\$.36/\$100	\$30 or \$.16/\$100	\$.21/\$100
RETAIL SERVICES	8/	\$.20/\$100	\$.20/\$100	\$.20/\$100	\$.17/\$100	\$.19/\$100	\$30 or \$.17/\$100	\$.17/\$100
WHOLESALE MERCHANTS	8/	\$.05/\$100 on gross purchases	\$.08/\$100	\$.05/\$100 on gross purchases	\$.04/\$100 on gross purchases	\$.08/\$100	\$30 or \$.05/\$100 on gross purchases	\$.05/\$100 on gross purchases
FILLING STATIONS	8/	\$.20/\$100	\$.10/\$100	\$.20/\$100	\$.17/\$100	\$.19/\$100	\$30 or \$.17/\$100	\$.17/\$100
CONTRACTORS	8/	\$.16/\$100	\$.16/\$100	\$.16/\$100	\$.11/\$100	\$.16/\$100	\$30 or \$.13/\$100	\$.13/\$100
VENDING MACHINE SALES	8/	\$.20/\$100	\$.20/\$100	\$.20/\$100	\$.17/\$100	\$.19/\$100	\$30 or \$.17/\$100	\$.17/\$100
FEDERAL CONTRACTORS	8/	---	9/	\$.03/\$100	\$.03/\$100	\$.03/\$100	\$30 or \$.03/\$100	---
FINANCIAL AND REAL ESTATE SERVICES	8/	\$.35/\$100 10/	\$.36/\$100	\$.40/\$100	\$.31/\$100	\$.50/\$100	\$30 or \$.33/\$100	\$.33/\$100
RENTAL BY OWNER – RESIDENTIAL	8/	\$.50/\$100	\$.28/\$100	\$.50/\$100	\$.26/\$100	\$.38/\$100	\$30 or \$.16/\$100	---
RENTAL BY OWNER – COMMERCIAL	8/	\$.35/\$100	\$.43/\$100	\$.23/\$100	\$.26/\$100	\$.52/\$100	\$30 or \$.16/\$100	---

1/ Categories shown are not a comprehensive listing.

2/ Less than \$10,000 gross receipts-no tax; greater than \$10,000, but less than \$100,000-\$50.00 minimum.

3/ Rates apply to businesses having gross receipts exceeding \$100,000. Businesses having gross receipts less than \$10,000 owe no tax; businesses grossing between \$10,000-\$50,000 pay \$30.00; between \$50,001 and \$100,000 pay \$50.00.

4/ If gross receipts are less than \$10,000, there is no fee or license requirement; businesses with gross receipts from \$10,001 to \$50,000, a flat fee of \$30 is assessed; businesses with gross receipts from \$50,001 to \$100,000, a flat fee of \$50 is assessed; and businesses with gross receipts of \$100,001 or greater, the tax rate is determined by the business classification.

5/ Less than \$10,000 gross receipts-no tax; \$10,000-\$50,000 pays \$30.00.

6/ \$30 fee when gross receipts are under \$200,000. The rate applies to total of gross receipts.

7/ Rates apply to business gross receipts of \$250,000 or more for the license year. No license tax shall be imposed when gross receipts are less than \$250,000.

8/ A 9.975% rate is imposed on the taxable income of businesses, if not incorporated, with gross receipts over \$12,000. A 30% salary allowance for owners and a \$5,000 exemption are deductible from net income to arrive at taxable income

9/ No separate category for federal contractors, they are taxed according to service provided.

10/ Financial only.

INHERITANCE AND ESTATE TAXES

INHERITANCE TAX

District of Columbia

The District of Columbia's inheritance tax was abolished for any deaths after April 1, 1987.

Maryland

Maryland uses two rates that are applied to each of the two classes of beneficiaries. The rate of 1 percent applies to parents, spouse, children and lineal descendants. The rate of 10 percent applies to all others. There are no exemptions unless the share received is less than \$150, in which case the entire share is tax-free. Also, when the property of a decedent is \$20,000 or less, no inheritance taxes are payable on any distribution from that estate.

Effective July 1, 1989, the tax on commissions of executors and administrators of the estates of those dying on or after July 1, 1989 was repealed.

Virginia

Virginia does not levy an inheritance tax. However, Virginia does levy a tax on the probate of wills and grants of administration equal to 10 cents per \$100 of the value of the estate in excess of \$15,000.

ESTATE TAX

District of Columbia

The estate tax is imposed on the estate of every decedent who died while still a resident of the District, and on the estate of every nonresident decedent owning property having a taxable situs in the District at the time of his or her death.

The District's estate tax is no longer in conformity with the federal estate tax. The Federal Economic Growth and Tax Relief Reconciliation Act (EGTRRA) of 2001 changed the conformity with the federal estate tax. This legislation gradually eliminates the federal estate tax over the next several years.

District law, however, stipulates that existing District estate tax laws are automatically decoupled from recent and forthcoming federal estate tax law changes. For example, while the

federal threshold was \$2 million in FY's 2006 and 2007, the District threshold was \$1 million. Furthermore, when the federal threshold was raised to \$3.5 million in FY 2009, the District threshold remained \$1 million. Hence, some District estate tax payers may be required to file and pay District estate taxes even when no federal filing or tax is due. Federal estate tax forms must be filled out completely in order to calculate District estate tax liability, even when no federal estate tax is due, but District estate tax is due. Essentially, the District does not have a stand alone estate tax structure.

Maryland and Virginia

An estate tax is imposed in Maryland and Virginia to absorb the maximum credit allowed under the federal estate tax law for taxes paid to states. For Maryland, the estate tax is payable when the total inheritance tax liability does not exceed the federal credit. The estate tax is equal to the difference between the inheritance tax paid and the amount of the federal credit. No estate tax is due when inheritance taxes exceed the federal tax credit.

INSURANCE PREMIUMS TAX

District of Columbia

All domestic and foreign insurance companies, except those specified below, pay tax on the premiums received in lieu of all other taxes, except taxes upon real property. The basis of this tax is gross premiums received less the following items: dividends paid to policyholders; premiums received for reinsurance assumed; and returned premiums.

Nonprofit relief associations composed solely of members of the armed services or employees of the United States, District of Columbia, or of any individual company, as well as fraternal organizations that issue contracts of insurance exclusively to their own members, are exempt from the tax.

Maryland

All insurance companies except nonprofit hospital service plan corporations, fraternal beneficiary associations, and domestic mutual fire insurance companies pay an annual tax on gross direct premiums. The tax is based on all new and renewal gross premiums allocable to Maryland. Deductions are allowed for returned premiums, dividends paid to policyholders, and refunds made to policyholders.

Virginia

A tax is imposed on all insurance companies transacting insurance business in Virginia, except local mutual fire insurance and fraternal beneficiary companies. The tax replaces all other taxes, except the tax on real estate and tangible personal property. No tax is imposed on premiums received by an insurer to provide group insurance for its employees. The basis of the tax is gross premiums from business in Virginia, except premiums received for reinsurance assumed from licensed insurance companies. The basis is reduced for premiums returned upon canceled or reduced policies; however, deduction for dividends paid or deduction for any other account is not allowed.

TABLE 9
INSURANCE PREMIUMS TAX RATES

TAX	DISTRICT OF COLUMBIA ^{1/}	MARYLAND	VIRGINIA
Life Insurance Companies	2.00%	2.00%	2.25%
Life Insurance Special Benefits	2.00%	2.00%	2.75%
Domestic Mutual Companies	2.00%	2.00%	1.00%
Industrial Sick Benefit Companies	2.00%	2.00%	1.00%
Workman's Compensation	2.00%	2.00%	2.50%
Legal Service Insurance Companies	---	---	2.25%
Other	2.00% ^{2/}	2.00% ^{3/}	2.25%

1/ Of insurance premiums taxes generated by policies with health maintenance organizations (HMO), 75% of the 2.00% is distributed to the Healthy DC fund for the purpose of providing affordable health benefits to eligible individuals.

2/ 2% on surplus line brokers.

3/ 3% on unauthorized insurers and surplus line brokers.

MOTOR VEHICLE TAXES

MOTOR VEHICLE EXCISE

All three jurisdictions impose fees on cars, trucks, buses, and trailers based on weight.

District of Columbia

The District imposes a titling tax based on the manufacturer's shipping weight at the time the title is issued at the following rates: up to 3,499 pounds - 6 percent of fair market value; 3,500 pounds to 4,999 pounds – 7 percent of fair market value; and 5,000 pounds and over – 8 percent. Since October 1, 1998, vehicles previously titled by individuals moving into the District are no longer subject to the motor vehicle excise tax.

Maryland

Maryland imposes an excise tax of 6 percent of fair market value on each motor vehicle at the time the title is issued.

Virginia

Virginia taxes motor vehicles at the time of sale at 4 percent.

MOTOR VEHICLE REGISTRATION

Annual registration fees for the District of Columbia, Maryland, and Virginia are presented below in Table 10.

TABLE 10
ANNUAL REGISTRATION FEES FOR PASSENGER CARS

JURISDICTION	WEIGHT	FEES
DISTRICT OF COLUMBIA ^{1/2/}	Vehicles 0 to 3,499 pounds 3,500 to 4,999 pounds 5,000 pounds or more Motorcycles	\$ 72.00 \$115.00 \$155.00 \$ 52.00
MARYLAND	Vehicles 3,700 pounds or less Over 3,700 pounds	\$ 67.50 \$ 93.50
VIRGINIA (State)	Vehicles 4,000 pounds or less Over 4,000 pounds Motorcycles	\$ 40.75 \$ 45.75 \$ 28.75
Alexandria	Vehicles ^{3/} Motorcycles	+\$ 33.00 +\$ 21.00
Arlington County	Vehicles ^{3/} Motorcycles	+\$ 33.00 +\$ 18.00
Fairfax	Vehicles ^{3/} Motorcycles	+\$ 33.00 +\$ 18.00
Fairfax County ^{4/}	Vehicles 4,000 pounds or less Over 4,000 pounds Motorcycles	+\$ 33.00 +\$ 38.00 +\$ 18.00
Falls Church	Vehicles 4,000 pounds or less Over 4,000 pounds Motorcycles	+\$ 33.00 +\$ 45.00 +\$ 28.00
Loudoun County	Vehicles ^{3/} Motorcycles	+\$ 25.00 +\$ 16.00
Prince William County ^{5/}	Vehicles ^{3/} Motorcycles	+\$ 24.00 +\$ 12.00

+ In addition to state rate.

1/ The fee for motorized bicycles is \$25.00.

2/ An additional fee of \$35.00 is charged for vehicle inspection every two years.

3/ Flat rate applied regardless of weight.

4/ Businesses and citizens residing in the towns of Vienna, Herndon, and Clifton pay vehicle registration fees set by those jurisdictions in lieu of the Fairfax County fee.

5/ Taxpayers who satisfy certain household gross income and net worth limitations (these requirements are the same as those applicable to the county's real property tax relief program; see page 38) may exempt one vehicle from the annual registration fee.

MOTOR VEHICLE FUEL TAX

District of Columbia

This tax is imposed on every importer or user of motor vehicle fuels, including gasoline, diesel fuel, benzol, benzene, naphtha, kerosene, heating oils, all liquefied petroleum gases, and all combustible gases and liquids suitable for the generation of power for motor vehicles. Fuel exported from the District is exempt.

Maryland

Every dealer pays a tax on all motor vehicle fuels sold or used in Maryland. Motor carriers with commercial vehicles having seats for more than nine passengers or having more than two axles are subject to a tax on the amount of motor fuel used in their operations in Maryland. Credit is allowed for taxes paid on all motor fuel purchased in Maryland.

Virginia

A motor fuel tax is imposed on all dealers and other persons selling motor fuel in the Commonwealth.

A 2.1 percent sales tax is imposed on retail sales of fuels sold within a city or county that is a member of any transportation district in which a commuter mass transportation system is operated.

RATE PER GALLON

DISTRICT	MARYLAND	VIRGINIA
23.5 cents	23.5 cents ^{1/}	3.5% of the statewide average wholesale price/gallon ^{2/}

^{1/} Tax on special fuels (diesel/kerosene) used as a motor fuel is 24.25 cents per gallon.

^{2/} In July 2013, the price in Virginia was 11.1 cents per gallon. An additional 2.1 percent local tax is applied in the Northern Virginia Jurisdictions of Alexandria, Arlington County, Fairfax, Fairfax County, Falls Church, Manassas, Loudoun County, Prince William County, and Stafford County. This is charged by fuel distributors to retail dealers in the Northern Virginia Transportation District for commuter mass transit system.

PROPERTY TAXES

REAL PROPERTY

District of Columbia

All real and personal property is subject to taxation unless expressly exempt by statute. The District of Columbia real property tax is based on four classifications:

- (a) **Class One Property** - improved residential real property that contains five or fewer dwelling units (whether as a row, detached, or semi-detached structure), or a single dwelling unit owned as a condominium and used exclusively for non-transient residential dwelling purposes. Improved residential real property owned by a cooperative housing association also shall be classified as Class One Property, provided that at least 50 percent of the dwelling units are occupied by the shareholders or members of the cooperative housing association.

Unimproved (vacant) property that abuts and has identical ownership with a Class One Property also shall be considered Class One Property. A \$69,100 homestead exemption is applied to property that is owner-occupied.

- (b) **Class Two Property** - improved commercial property. Hotels, motels, and inns are included in this class. The first \$3 million in assessed value rate is \$1.65 per \$100 of assessed value and the remaining assessed value is assessed at \$1.85 per \$100.
- (c) **Class Three Property** - vacant real property.
- (d) **Class Four Property** – improved blighted property.

All property in the District is annually assessed at a statutory level of 100 percent of its estimated market value.

In an effort to limit the increase of real property taxes for homeowners, eligible homeowners are provided an Assessment Cap Credit. The Assessment Cap Credit provides that a real property tax bill will not increase by more than 10 percent above the prior year's real property tax bill. The credit only applies to the principal residence of the property owner (homestead property) and is based on the total assessment for the dwelling and land associated with the dwelling.

Maryland

The state property tax rate of 11.2 cents per \$100 of assessed market value applies to real property only. It is imposed annually on all taxable land and improvements. The tax is applied to an assessed value.

The Maryland Department of Assessments and Taxation makes assessments. Real property for state and county tax purposes is assessed according to a three-year assessment schedule. A physical review of each property is made every three years. Reassessments are updated on the basis of an analysis of sales, cost, and rental data in the area. The amount of the increase in the established market value of one-third of the properties reassessed each year is phased in over a three-year period. A decline in assessed value, however, becomes effective in the first year. Real property is assessed at 100 percent of its value.

Residential property owners are entitled to an assessment limitation tax credit. For state tax purposes, this is a credit against property taxes equal to the tax rate, times that part of the 2011 total assessment greater than 110 percent of the 2010 assessment. County and municipal governments may choose a percentage amount lower than 110 percent of assessment.

Virginia

The Commonwealth of Virginia does not levy a real property tax. However, local jurisdictions are required to tax real property at 100 percent of estimated market value.

Tax rates for the jurisdictions of the Washington Metropolitan Area are presented in Table 11, page 35.

TABLE 11
REAL PROPERTY TAX RATES
PROPERTY TAX YEAR 2013 – 2014 ^{1/ 2/}

JURISDICTION	ASSESSMENT LEVEL NOMINAL RATE	(% OF MARKET VALUE)	EFFECTIVE RATE ^{3/}
DISTRICT OF COLUMBIA	Class I (residential) \$ 0.85	100%	\$ 0.85
	Class II (commercial) \$ 1.85 ^{4/}	100%	\$ 1.85
	Class III (vacant) \$ 5.00	100%	\$ 5.00
	Class IV (blighted) \$10.00	100%	\$10.00
MARYLAND ^{5/}			
Charles County	\$1.317 ^{6/} (\$0.04 - 0.320)	100%	\$1.317
Montgomery County	\$0.871 (\$0.003 - \$0.759) ^{7/}	100%	\$0.871
Prince George's County	\$1.072 (\$0.895-\$1.069) ^{8/}	100%	\$1.072
VIRGINIA			
Alexandria	\$1.038	100%	\$1.038
Arlington County	\$1.006	100%	\$1.006
Fairfax	\$1.060	100%	\$1.060
Fairfax County	\$1.106 ^{9/10/}	100%	\$1.106
Falls Church	\$1.305	100%	\$1.305
Loudoun County	\$1.205 ^{10/ 11/ 12/ 13/}	100%	\$1.205
Prince William County	\$1.221 ^{14/}	100%	\$1.221

^{1/} Real property tax year in the Virginia area jurisdictions is on a calendar year basis. In the District of Columbia the 2013-2014 real property tax year is October 1, 2013 - September 30, 2014. For the Maryland area jurisdictions, the 2013-2014 real property tax year is July 1, 2013 to June 30, 2014. The rates presented are those in effect for that time period.

^{2/} Rates are per \$100 of value. Special area rates in effect are shown in parentheses.

^{3/} Effective tax rates listed here are net of assessment value and do not reflect any exemptions or credits.

^{4/} 1st \$3(M) rate is \$1.65 per \$100 of assessed value.

^{5/} Local rates shown include the state rate of \$0.112 per \$100 of assessed value.

^{6/} Rate shown excludes municipal taxes; tax rates for these incorporated areas range from \$0.04 to \$0.32 per \$100.

^{7/} Rates shown exclude municipal and special taxing district taxes. Tax rates for these incorporated areas range from \$0.003-\$0.699.

Rate includes a special tax levy in each fiscal year on all taxable real property for the benefit of all fire & rescue companies of \$0.064 per \$100 of assessed value.

^{8/} County and state rates in incorporated areas range from \$0.870 to \$1.072.

^{9/} Relatively few residential properties in three areas pay an additional \$0.02, \$0.022, and \$0.047 per \$100 of assessed value for community centers. Those in tax districts with a special assessment for leaf collection pay an additional \$0.015 per \$100 of assessed value. A storm water services fee of \$0.015 per \$100 of assessed value also applies to most properties.

^{10/} Loudoun County and Fairfax County have a Route 28 taxing district. Residents of this district are subject to an additional \$0.18 per \$100 of assessed value.

^{11/} Loudoun County has a Dulles Rail service district. Residents of this district are subject to an additional \$0.20 per \$100 of assessed value.

^{12/} Loudoun County also has an Aldie sewer service district. Residents of this district are subject to an additional \$0.27 per \$100 of assessed value until January 1, 2013, at which point this district was no longer taxed.

^{13/} Hamilton sewer district - \$0.30.

^{14/} Rates ranging from \$0.02 to \$0.201 are applied in special tax districts for recreation, and roads improvements.

PROPERTY TAXES

PROPERTY TAX RELIEF PROGRAMS

District of Columbia

Class One (owner-occupied residential) property owners may obtain a homestead deduction. D.C. Law 4-129, effective July 24, 1982, requires the filing of the homestead deduction application once every five years. This deduction eliminates property taxes on the first \$69,100 of assessed value for homeowners, and has been indexed annually (by the CPI) since October 1, 2012. In addition to the homestead deduction, senior citizens age 65 or older with total household adjusted gross income below \$100,000 may have their real property tax payments reduced by half.

Owner-occupied residential properties are also subject to a 10 percent property tax cap whereby the property tax paid on the property is limited to at most 10 percent more than the tax paid the previous year.

The District provides two "circuit-breaker" property tax relief programs for qualified homeowners and renters who live in the District during the entire taxable year. A credit can be claimed against their individual income tax liability (a refund if the credit exceeds any tax due) for a portion of the property taxes paid or rent paid constituting property taxes that exceeds a stated percentage of household income. The specific percentages are presented in Table 12, page 39.

In addition, the District has a tax deferral program. All owner-occupied residential property taxpayers may apply to defer real property taxes that exceed 110 percent of the previous year's liability. Deferred real property taxes may not exceed 10 percent of the current year's assessed value.

Eligible homeowners who meet the income level requirement and whose property is less than \$356,000 in value may be eligible for abatement of real property taxes for a 5 year period beginning October 1 following the recordation of the homeowner's deed as well as abatement of deed recordation and transfer taxes. Application must be made at the time the deed conveying the real property involved is offered for recordation with the Recorder of Deeds.

The District also has a special tax relief program for qualified historic properties approved by the Joint Committee on Landmarks of the National Capital. Owners of the property must be willing to enter into an agreement with the D.C. government to preserve the building as historic property for at least 20 years.

Maryland

The Maryland homeowner's property tax credit program (circuit breaker) is designed to provide relief for property tax burdens in excess of a certain percentage of income. The maximum assessment that can be used to calculate the credit is \$300,000. Applications must be filed by September 1 of each year.

The state of Maryland also makes available a refundable renter's tax credit of up to \$750 a year for renters who are age 60 or over, or who are permanently and totally disabled and will qualify on the basis of income. The applicant's entitlement to the credit is tied to a flexible scale that relates the annual rent paid to the applicant's annual gross income. In comparing the applicant's gross income to his or her annual rent paid, an allowance is made for utilities paid by the renter. For example, if the renter pays for gas only, it is assumed that 6 percent of his or her gross income is dedicated to that item. By way of contrast, if the renter must pay for heat, gas, and electricity, it is assumed that 18 percent of income is devoted to these items. Renters under 60 years of age, with at least one dependent under the age of 18, who receive no federal or state housing subsidies or reside in public housing, and meet certain income limits may be eligible.

The Renter's Tax Credit Program is independent of the state individual income tax. Applications must be filed by September 1 of each year. The applicant must, however, submit a copy of his or her most recent Federal Tax Form 1040 and all the accompanying forms with the renter's tax credit application.

Montgomery County has additional tax relief programs, including 1) a county supplemental to the State Homeowner Tax Credit Program; and 2) a new business tax credit. Charles County provides an additional tax relief for low income households by supplementing a state subsidized program.

Virginia

In Arlington County each owner of property for which exemption or deferral or both are claimed must be age 65 or older during the current taxable year and occupy such property as their sole dwelling, or be permanently and totally disabled. A dwelling jointly held by a husband and wife shall qualify if either spouse is or becomes 65 years old or is or becomes permanently and totally disabled during the current taxable year.

The total combined financial worth of the owner(s) as of December 31 of the year immediately preceding the taxable year shall be determined in an amount not to exceed \$540,000. Total financial worth shall include the value of all assets, including equitable interest, of the owner(s) and the owner's relatives living in the dwelling for which the exemption or deferral or both are claimed, and shall exclude the fair market value of the dwelling and the land upon which it is situated, not exceeding one acre, for which the exemption is claimed.

Fairfax County, Prince William County, and Falls Church provide an exemption from, or deferral of, real property taxes on dwellings owned and occupied by persons who are age 65 or older, or who are permanently and totally disabled and whose income is not more than \$72,000 (Fairfax County), \$81,490 (Prince William County), and \$37,650 (Falls Church). Income of

\$7,500 may be excluded by an applicant who is permanently and totally disabled. Household gross income includes the income of all relatives residing therein. From this amount, the homeowner excludes the first \$6,500 of income for each relative residing in the household other than the spouse of the owner. The combined financial net worth of the owner and spouse cannot exceed \$340,000 up to one acre of land in Fairfax County and \$340,000 in Prince William County, up to 25 acres of land, excluding the value of the home.

Loudoun County provides a tax relief program that exempts real property taxes on the dwelling and up to three acres of land on which the dwelling is situated. The dwelling must be owned and occupied as the full-time residence of the applicant(s) seeking tax relief. Applicants must be 65 years or older or certified permanently and totally disabled by January 1st of the current tax year. Loudoun County's gross household income limitation is \$72,000. The first \$7,500 of disability income may be excluded by applicants who are permanently and totally disabled. Not including the spouse of the applicant, the first \$10,000 of income of each relative residing in the dwelling may be excluded when computing gross household income. Loudoun County's net worth limitation is \$440,000, which does not include the value of the dwelling, and up to ten acres of land on which the dwelling is situated. The value of land in excess of three acres is not eligible for tax relief.

The City of Alexandria has two programs for real estate tax relief: First, tax relief for the elderly and permanently and totally disabled. This program allows for both exemption from and deferral of real estate taxes. To qualify for an exemption, the total household income of the applicant cannot exceed \$72,000 for the calendar year immediately preceding the year in which the application is made. For household incomes up to \$40,000, taxes are exempted in full. For household incomes between \$40,001 and \$55,000, up to 50 percent of the applicant's real estate tax bill is exempted. For household incomes between \$55,001 and \$72,000, up to 25 percent of the applicant's real estate bill is exempt. Up to \$10,000 in income of any relative (not a spouse) living in the property is excluded, as well as up to \$10,000 in income of any owner residing in the property who is permanently disabled is also excluded. To qualify for deferral, the total household income of Alexandria city applicants cannot exceed \$72,000 for the calendar year immediately preceding the year in which the application is made. The date of deferral of taxes is the date the taxes would ordinarily be due.

The second program provides a full real estate tax exemption for veterans with 100 percent service-connected disability: The veteran must be rated at 100 percent or service-connection is rated at less than 100 percent, but the veteran is paid at the 100 percent disability rate due to unemployability under either standard. The disability must be considered total and permanent. Veterans with temporary disability, no matter how severe, do not qualify.

TABLE 12
PROPERTY TAX RELIEF PROGRAMS

HOUSEHOLD GROSS INCOME	TAX CREDIT EQUALS: ^{1/}			
DISTRICT OF COLUMBIA	Regular Property Tax Circuit Breaker			
\$ 0-\$ 2,999	95% of property tax exceeding 1.5% of household income – up to \$750			
\$ 3,000-\$ 4,999	95% of property tax exceeding 2.0% of household income – up to \$750			
\$ 5,000-\$ 6,999	95% of property tax exceeding 2.5% of household income – up to \$750			
\$ 7,000-\$ 9,999	95% of property tax exceeding 3.0% of household income – up to \$750			
\$10,000-\$14,999	95% of property tax exceeding 3.5% of household income – up to \$750			
\$15,000-\$19,999	95% of property tax exceeding 4.0% of household income – up to \$750			
	Age 62 and Over, Blind or Disabled Circuit-Breaker Relief			
\$ 0-\$ 4,999	1.0% of household gross income – up to \$750			
\$ 5,000-\$ 9,999	1.5% of household gross income – up to \$750			
\$10,000-\$14,999	2.0% of household gross income – up to \$750			
\$15,000-\$19,999	2.5% of household gross income – up to \$750			
JURISDICTION	HOUSEHOLD GROSS INCOME LESS THAN:	NET WORTH LESS THAN:	RELIEF AMOUNT: ^{2/}	TAX LIMIT:
MARYLAND	Rates			
Charles County	\$60,000	\$200,000	\$ 828	\$4,380
Montgomery County ^{3/}	\$60,000	\$200,000	\$1,130	\$4,380
Prince George's County	\$60,000	\$200,000	\$1,500	\$4,380

1/ Renters use 20 percent of rent paid as a property tax equivalency.

2/ The maximum tax credit for the first \$50,000 of the assessed value of the property.

3/ In addition to the state circuit breaker, Montgomery County introduced a county supplement that allows for an additional credit for a taxpayer with no more than \$40,000 of income (versus \$30,000 at state level). Taxpayer's must apply for this credit to become eligible to receive grant.

TABLE 12- Continued
PROPERTY TAX RELIEF PROGRAMS

JURISDICTION	HOUSEHOLD GROSS INCOME LESS THAN:	NET WORTH LESS THAN:	RELIEF AMOUNT:
VIRGINIA			
	Rates:		
Alexandria 4/7/8/	\$72,000	\$540,000	4/
Arlington County 5/	\$99,472	\$540,000 (for deferral)	6/
Fairfax 7/	\$62,000	\$340,000	9/
Fairfax County 7/9/	\$72,000	\$340,000	10/
Falls Church 7/	\$37,650	\$540,000	11/
Loudoun County	\$72,000	\$440,000	12/
Prince William County 7/	\$81,490	\$340,000	13/

- 4/ Household income less than \$40,000 receives full exemption, income \$40,001 to \$72,000 receives partial exemption; income not more than \$72,000 can receive deferral of tax.
- 5/ For deferrals, net worth cannot exceed \$195,000; for deferrals with interest, income cannot exceed \$52,000; for deferrals without interest, income cannot exceed \$47,000; for exemptions, net worth cannot exceed \$100,000 and income cannot exceed \$20,000.
- 6/ The asset level excludes the value of the residence. The amount of relief received, if eligible, is based on household income and the value of the household's assets.
- 7/ Excludes up to \$7,500 of disability income and the first \$10,000 of income of each relative other than a spouse residing in the household.
- 8/ Excludes home and two acres of land from net worth calculation.
- 9/ Excludes home and one acre of land from net worth calculations.
- 10/ Income less than \$52,000, receive a 100% tax relief; from \$52,001 to \$62,000, receive a 50% tax relief; and from \$62,001 to \$72,000 receive a 25% tax relief.
- 11/ Incomes as low as \$0 up to \$15,000, receive a 100% tax relief, subject to a \$1,500 cap, with a 100% deferral; up to \$30,000 and assets up to \$150,000, receive a 15% tax relief, subject to a \$900 cap, with a full deferral of the balance; \$30,001 up to \$33,100 receive no tax relief, with a full deferral.
- 12/ Total exemption is granted for home and up to three acres.
- 13/ Total exemption of the tax on a home and up to one acre of land it occupies is granted to applicants whose gross household income does not exceed \$48,000 annually. Partial exemption of the tax on a home and up to twenty-five acres of land it occupies is granted to applicants whose gross household income is greater than \$48,000, but does not exceed \$81,490.

PROPERTY TAXES

TANGIBLE PERSONAL PROPERTY

District of Columbia

The tax is imposed on all tangible personal property, except inventories, used in a trade or business. Such property includes machinery, equipment, furniture, fixtures and supplies. Tangible personal property leased to another business or individual located in the District of Columbia is taxable to the owner. Tangible personal property must be assessed at full and true value. Renters under a "lease purchase" or a "security purchase" agreement who are obligated to become the owner must report the property on the personal property tax return. The first \$225,000 of taxable value is exempt from tax.

Maryland

The county rates of tax on tangible personal property are 2.5 times those for real property. The state rate is not levied on personal property. A county rate may apply to commercial and manufacturing inventories. The state is responsible for the assessment, at full cash value, of corporate tangible personal property.

Virginia

The tax on tangible personal property is a local tax in Virginia. The rates shown in Table 13, page 43 are nominal. Counties and cities impose different rates on tangible personal property and classify certain items separately from other tangible personal properties. Virginia jurisdictions are the only ones in the Washington Metropolitan Area that tax automobiles (as well as motorcycles, recreational vehicles, boats, airplanes, and trailers) under the tangible personal property tax. However, in Prince William County, the tax rate for recreational vehicles, boats, and airplanes is taxed at \$0.00001 per \$100 of assessed value, resulting in no tax liability. Mobile homes are taxed at the real property tax rate. Motor vehicles must be listed separately and are assessed at trade-in value according to the January 1 (of each year) National Automobile Dealers Association handbook in Alexandria, Falls Church, Fairfax City, Fairfax County, and Prince William County. The clean loan value is the basis used in Arlington County and Loudoun County. All Northern Virginia jurisdictions included in the report prorate vehicle personal property taxes based on the length of time the vehicle is in their locality. Beginning in 1999, Virginia adopted a personal property tax relief program on the first \$20,000 of a vehicle's assessed value. For calendar year 2013, personal property taxes paid by citizens were reduced by various percentages based on the 2012 level of state reimbursement in which the state reimbursed the locality for that reduced assessment amount. Owners of vehicles valued at less than \$1,000 pay no tax (the state pays 100 percent). In Arlington County, vehicles that are valued at \$3,000 or less, and are PPTR eligible have no tax liability and pay only an annual decal

fee. Each vehicle that is PPTR eligible pays no tax on the first \$3,000 of value.

Prince William County also allows an exemption of personal property taxes on one automobile per qualifying applicant for the low-income elderly and the permanently and totally disabled. County tax relief applicants who meet the income and net worth requirements may qualify for a reduced tax rate on one vehicle per qualifying applicant. The 2013 tax rate for tax relief applicants was \$0.00001 of \$100 per assessed value. Qualifications for personal property tax relief for the low-income elderly and disabled are as follows:

- Gross income of the applicant may not exceed \$81,490.
- The combined net assets of the applicant and spouse may not exceed \$340,000.
- Personal property relief for this program is limited to one vehicle.
- Disabled applications may exclude the 1st \$7,500 of income from the calculation of total income, i.e., an effective gross income of \$29,500.

Loudoun County provides an alternative personal property tax rate on one vehicle per qualified applicant who is age 65 or over or declared permanently and totally disabled by January 1st of the current year. The vehicle must be used primarily by or for the applicant, and if co-owned, the gross income limitation includes income from all sources of the owners of the vehicle and the spouse of the applicant. The gross income limit for the alternative tax rate is \$52,000. The applicant's net worth cannot exceed \$195,000, which may exclude the value of the applicant's Loudoun County residence and up to one acre of land on which it is situated. The alternative tax rate is established annually by the Board of Supervisors. The 2013 rate is \$2.10 per \$100 of assessed value for qualified applicant's vehicles.

Falls Church allows an exemption of up to the first \$25.00 of personal property taxes on one automobile per household for the low-income elderly and the permanently and totally disabled.

The City of Alexandria provides personal property tax relief for persons that meet the following requirements:

Eligibility Requirements:

- The vehicle for which the relief is requested must be owned, or be partially owned and used by or for the applicant. Lease vehicles do not qualify for tax relief.
- The vehicle for which the tax relief is requested must be currently assessed by the City at less than \$30,000. (Only one vehicle per household shall be granted tax relief.)
- The applicant must be at least 65 years of age, or permanently and totally disabled. The applicant must provide proof of age or certification of disability if under 65.

Income requirements:

- Total combined income of the applicant and his/her spouse shall not exceed \$37,450 for calendar year 2013.
- The net combined financial worth (all assets, including vehicles) of the applicant and his/her spouse, excluding the value of the principal residence and a lot of up to two acres in the City, shall not exceed \$150,000 as of December 31, 2013.

TABLE 13
TANGIBLE PERSONAL PROPERTY
TAX YEAR 2013 – 2014 ^{1/}

RATE PER \$100 OF VALUE	
DISTRICT OF COLUMBIA	\$3.40 ^{2/}
MARYLAND	
Charles County	\$3.01
Montgomery County	\$1.898
Prince George's County	\$2.40 ^{3/}
VIRGINIA	
Alexandria	\$5.00 ^{4/} (\$4.50) ^{5/} (\$3.55) ^{6/}
Arlington County	\$5.00 ^{4/}
Fairfax	\$4.13 ^{4/}
Fairfax County	\$4.57 ^{4/} (\$1.075) ^{7/} (\$0.01) ^{8/}
Falls Church	\$4.84 ^{4/}
Loudoun County	\$4.20 ^{4/} ^{9/} (\$2.75) ^{5/} (\$1.205) ^{7/} (\$1.00) ^{10/} (\$0.01) ^{8/} (\$4.00) ^{11/} (\$2.10) ^{12/}
Prince William County	\$3.70 ^{4/} ^{11/} (\$0.00) ^{13/} (\$1.25) ^{14/} (\$1.00) ^{15/} (\$1.181) ^{16/}

1/ The personal property tax year in Virginia area jurisdictions is on a calendar year basis. The rates submitted by Virginia jurisdictions for this report are applicable to calendar year 2013. In the District of Columbia and the Maryland area jurisdictions, the 2013 personal property tax year is July 1, 2012 to June 30, 2013. The rates presented are those in effect for this period.

2/ First \$225,000 of value is exempt from tax.

3/ Rate applies to non-town businesses. The county rate for incorporated town businesses ranges from \$2.012 to \$2.294. Maryland property tax rate is not levied against personal property.

4/ Rate applied to regular individual personal property and business tangible personal property. For 2013, Personal Property Tax Relief of 51% of the first \$30,000 assessed (100% relief for vehicles assessed at \$1,000 or less). Alexandria implemented a new personal property tax relief structure, effective July 1, 2013, which offers 61% relief on the total assessed value of vehicles valued between \$1,000 and \$20,000; 50% relief on the first \$20,000 of assessed value for vehicles valued between \$20,001 and \$25,000; and 40% relief of the first \$20,000 of assessed value for vehicles valued at \$25,001 or higher.

5/ Rate applied to machinery and tools, and personal property used in a research and development business.

6/ Vehicles with special equipment designed to aid the handicapped are assessed at a rate of \$3.55 per \$100 of value.

7/ Rate applied to mobile homes and public service corporation non-vehicular personal property.

8/ Rate applied to aircraft and flight simulators, eligible vehicles of volunteers and auxiliary and Sheriff's auxiliary, and aircraft public utility personal property. Mobile homes are taxed at the real estate rate of \$1.205 per \$100.

9/ Vehicles using clean special fuels.

10/ Rate applied to four-wheeled electrically powered low-speed vehicles.

11/ Rate applied to heavy construction machinery.

12/ Rate applied to vehicles specially equipped for use by the handicapped and vehicles owned by certain elderly and disabled individuals.

13/ Rate applied to aircraft, volunteer fire and rescue member's vehicle, farmer's machinery and tools, personal property owned by certain elderly and handicapped persons, privately owned recreational campers/motor homes/recreational travel trailers/horse trailers, van pool vans, vehicles modified for disabled, and watercraft.

14/ Rate applied to computer equipment and peripherals used in a trade/business.

15/ Rate applied to property used for research and development.

16/ Rate applied to mobile homes.

PUBLIC UTILITIES TAX

District of Columbia

The District imposes a gross receipts tax on utilities operating in the District of Columbia. The rate is 10 percent of gross receipts from sales to residential customers and 11 percent of gross receipts from sales to nonresidential customers. In addition, similar taxes are assessed on heating oil companies, natural and artificial gas marketers, long distance telephone companies, and subscription television, video, and radio service providers. Under provisions of the Telecommunications Competition Act of 1996, the District assesses an 11 percent gross receipts tax on local telephone companies, including wireless telecommunications providers. The regulated utilities pay the bulk of the revenues associated with these taxes.

Maryland

The tax applies to any company engaged in a telegraph, telephone, oil pipeline, electric, or gas business in the state. The tax is based on gross receipts for the preceding calendar year. The rate is 2.04 percent and receipts subject to this tax are not subject to state income tax except for long distance phone companies, which surcharge the tax to their customers.

In addition, retail sales of natural or artificial gas, oil, electricity, coal, nuclear fuel assemblies, and steam for nonresidential use are also taxed by several local subdivisions.

Virginia

Electric and gas; water or heat; light and power companies; and telegraph and telephone companies are subject to the tax at different rates. Telephone and telegraph taxes are based on mileage of poles or conduits, including mileage of buried cable; an additional charge is applicable to gross receipts from intrastate business.

A special tax not to exceed $\frac{1}{2}$ of 1 percent is imposed on gross receipts for business done in Virginia.

Virginia exempts consumers from tax for the use or consumption of gas, electricity, and water delivered through mains, lines, or pipes. However, some Virginia localities do tax consumers for these services at different rates.

**TABLE 14
PUBLIC UTILITIES TAX TO RESIDENTIAL CONSUMERS
JANUARY 1, 2014**

JURISDICTION	ELECTRICITY	MAXIMUM MONTHLY TAX	TELEPHONE	MAXIMUM MONTHLY TAX	GAS	MAXIMUM MONTHLY TAX	WATER	MAXIMUM MONTHLY TAX
DISTRICT OF COLUMBIA	---	---	---	---	\$.0707/ therm	---	---	---
MARYLAND	5.0%	---	---	---	5.0%	---	---	---
Montgomery County	\$.01164/ kwh 1/	---	\$2.00 2/	---	\$.10019/ therm 1/	---	---	---
Prince George's County	\$.005908/kwh 1/	---	8%	---	\$.061328/ therm 1/	---	---	---
VIRGINIA 3/								
Alexandria	\$ 1.12 plus \$0.012075/kwh	\$3.00	---	---	\$ 1.28 plus \$0.124444/ccf	\$3.00	15.0%	---
Arlington County	\$0 plus \$0.00341/kWh with first 400 kwh exempt	\$3.00	---	---	\$0 plus \$0.03/ccf with first 20 ccf exempt	\$3.00	---	---
Fairfax	\$1.05 plus \$0.01136/kwh	\$2.25	15%	\$15.00	\$1.05 plus \$0.05709/ccf	\$2.25	15.0%	\$15.00
Fairfax County 4/	\$ 0.56 plus \$0.00605/kwh	\$ 4.00 4/	---	---	\$ 0.56 plus \$0.05259/ccf	\$ 4.00 4/	---	---
Falls Church	\$.70 plus \$0.007575/kwh	\$ 5.00 5/	---	\$ 5.00 5/	\$.70 plus \$0.0039/ccf	\$ 5.00 5/	10.0%	\$ 5.00 5/
Loudoun County	\$.63 plus \$0.006804/kwh	\$ 2.70	---	\$ 2.70	\$0.63 plus \$0.06485/ccf	\$ 2.70	---	---
Prince William County	\$1.40 plus \$0.01509/kwh	\$ 3.00 5/	---	\$ 3.00 5/	\$1.60 plus \$0.06/ccf	\$ 3.00 5/	---	---

1/ This energy tax is levied upon every person transmitting, distributing, manufacturing, producing, or supplying electricity, gas, steam, coal, etc., in Montgomery and Prince George's Counties. Although the tax is levied upon the distributor, it is effectively borne by the consumer. Prince George's County also imposes a \$0.26109 per gallon tax on fuel oil and a \$0.282846 per gallon tax on propane.

2/ Telephone tax per line and \$3.50 per wireless telephone each month.

3/ All local telephone utility taxes in Virginia are taxed with a 5% statewide communications sales and use tax.

4/ Per month maximum shown is for residential consumers only; separate rates are in effect for commercial consumers.

5/ Maximum monthly tax for commercial consumers is \$100.

TABLE 15
PUBLIC UTILITIES TAX TO SUPPLIERS
JANUARY 1, 2014

JURISDICTION	UTILITIES SUBJECT TO TAX	RATE	BASIS
DISTRICT OF COLUMBIA			
	Natural Gas		Per Therm
	Residential	\$.07070	
	Non-residential	\$.07777	
	Electric distribution		Per Kilowatt Hour
	Residential	\$.0070	
	Non-residential	\$.0077	
	Telecommunications		Gross receipts
	Residential	10.0%	Residential
	Non-residential	11.0%	Non-residential
MARYLAND			
	Telegraph, telephone, oil pipeline, electric, or gas companies	2.04%	Gross Receipts
VIRGINIA			
	Water	2.0%	Gross Receipts
	Electric 1/ 2,500 – 5,000 kWh	\$0.00102/kWh	Utility Consumption
	5,000 – 50,000 kWh	\$0.00065/kWh	
	Above 50,000 kWh	\$0.00050/kWh	
	Gas 1/ Below 500 CCF	\$0.0135 /CCF	
	Telephone	2/	Net Income

Source: "D.C. Tax Facts, 2014." Government of the District of Columbia, Office of the Chief Financial Officer, Office of Revenue Analysis, p. 22.

1/ Local consumption tax rates and a special regulatory tax rate may also apply.

2/ Telephone companies are subject to the corporate income tax, not the utility gross receipts tax.

RECORDATION AND TRANSFER TAXES

District of Columbia

A tax of 1.1 percent of the consideration is imposed on each deed when it is submitted for recording if the fair market value is under \$400,000; otherwise, the rate is 1.45 percent on fair market value \$400,000 and above. The minimum recordation tax is \$1.00.

Another tax of 1.1 percent of the consideration paid is imposed on each transferor for each transfer if the fair market value is under \$400,000 and is payable at the time the deed is submitted for recording; otherwise, the rate is 1.45 percent on fair market value \$400,000 and above. The minimum transfer tax is \$1.00.

Transfers of economic interests in the District of Columbia are subject to a 2.9 percent tax based on consideration paid.

Maryland

Instruments conveying title to real and personal property in Maryland are taxed at 0.11 percent of actual consideration paid. Instruments securing a debt are taxed at 0.11 percent of the principal amount of the debt secured.

The Maryland state realty transfer tax is 0.5 percent of the consideration.

Charles County

The recordation tax in Charles County is 1.00 percent.

Montgomery County

Montgomery County's recordation tax is imposed at the rate of 0.69 percent.

The county transfer tax rate depends upon the type of real property involved. The tax is 1.0 percent of consideration on transfers of all unimproved realty; 1.0 percent on improved residential and commercial realty value at \$70,000 or more; 0.5 percent on transfers of improved residential realty valued between \$40,000 and \$70,000 and 0.25 percent on improved residential property valued under \$40,000; from 0 percent to 6 percent (depending upon how long owned) on transfers of farmland; and 6 percent on some transfers of property rezoned for a more intensive use. There is an overall 6 percent limit on the total state agricultural and local transfer taxes. There is an additional recordation tax of 0.31 percent for property values transfer at or above \$500,000.

Prince George's County

The recordation tax rate in Prince George's County is 0.55 percent. In addition, the county imposes a transfer tax of 1.4 percent of the selling price.

Virginia

The state recordation tax is \$0.25 per \$100, or fraction thereof, of the consideration of the deed or the actual value of the property conveyed, whichever is greater. In addition, the state allows cities and counties to impose a recordation tax of up to one-third of the state tax. The cities of Alexandria, Fairfax, Falls Church, and the counties of Arlington, Fairfax, Loudoun, and Prince William impose this tax at the rate of \$0.0833 per \$100.

The state realty conveyance tax is \$0.50 for each \$500, or fraction thereof, exclusive of any lien or encumbrance remaining thereon when the consideration or the value of the interest exceeds \$100. One half of the conveyance tax collected is returned to the state treasury and one half goes into the treasury of the locality of the property. The land transfer fee is one dollar and is collected whenever improved or unimproved land of any amount of acreage is transferred between two parties.

SALES AND USE TAXES

District of Columbia

The sales tax is imposed on all tangible personal property sold or rented at retail in the District and on certain services. The services include: (a) any production, fabrication or printing of tangible personal property on special order for consideration; (b) the sale or charges for any room or rooms, lodging, or accommodations furnished to transients by any hotel, inn, tourist camp, tourist cabin, or any place in which rooms, lodging, or accommodations are regularly furnished to transients for a consideration; (c) the sale of data processing and information services; (d) the sale of, or charges for, certain services provided to real property; (e) the sale of, or charges to subscribers for, local telephone service and certain toll telecommunications services; no tax shall be imposed on any amount paid for the installation of any instrument, wire, pole, switchboard, apparatus, or equipment as is properly attributable to such installation; (f) the sale of, or charge for, services of repairing, altering, mending, or fitting tangible personal property, or applying or installing tangible personal property; (g) the sale of, or charges for, copying, photocopying, reproducing, duplicating, addressing, and mailing services, and for public stenographic services; (h) the sale of textiles to commercial users in the business of renting such textiles, if the essential part of such rental includes the recurring service of laundering or cleaning services; (i) the sale of, or charges for, services of parking, storing or keeping motor vehicles or trailers (there are some exceptions for D.C. residents, such as parking facilities that are used for residential parking); and (j) the sale of publications.

Food sold in grocery stores, sale of snack foods in vending machines, prescription and nonprescription drugs, and residential utility services are exempt from sales tax.

The use tax is imposed at the same rate on property sold or purchased outside the District and then brought into the District to be used, stored, or consumed. Vendors who are subject to the jurisdiction of the District are required to collect and pay the sales or use tax. When the vendor is not subject to the jurisdiction of the District, or when the purchaser brings the property into the District, the purchaser is required to pay the tax.

Rates in effect at the End of Fiscal Year 2013

ITEMS	SALES TAX RATE
Tangible personal property, selected services, and food sold in vending machines	5.75%
Medical marijuana	6.0%
Restaurant meals, liquor sold for consumption on and off the premises, rental vehicles, prepaid telephone cards, tickets sold for baseball games, merchandise sold at the baseball stadium, tickets sold for events at the Verizon Center, and merchandise sold at the Verizon Center.	10.0%
Tobacco products, other than cigarettes, premium cigars, or pipe tobacco (through Sept. 2014)	12.0%
Transient accommodations	14.5%
Parking motor vehicles in commercial lots, rolled tobacco products usually used for smoking, chewing or as snuff, made in whole or in part with tobacco, except for cigarettes, premium cigars, or pipe leaf tobacco products.	18.0%

Source: "D.C. Tax Facts 2014." Government of the District of Columbia, Office of the Chief Financial Officer, Office of Revenue Analysis, p. 27.

Maryland

A 6 percent tax is imposed on retail sales, including the rental, lease or royalty of tangible personal property, including: (a) sales of food and drink on purchases over \$1.00; (b) production, fabrication or printing of tangible personal property on special order; (c) sales of tangible personal property to contractors, builders or landowners for use or resale in the form of real estate; (d) lodgings or accommodations; and (e) sales of tangible personal property and/or services to persons who will use them as facilities, tools, machinery or equipment, even though the intention is to transfer title to the property. Alcoholic beverage sales are subject to a 9 percent tax.

Rental of passenger cars for 180 days or less is taxed at the rate of 11½ percent, while certain short-term truck rentals are taxed at 8 percent.

Residential public utilities (natural or artificial gas, electricity, steam, and coal) are exempt from the sales tax. This exemption covers residential properties containing not more than four units, including cooperative housing, condominiums, and other similar residential living arrangements.

In addition to the state rate of 6 percent, Maryland localities impose a tax ranging from 0.5 percent to 10 percent on admissions to movie theaters, concerts, amusement parks, and various other events.

Virginia

A 5.0 percent state tax and a state-administered 1.0 percent local tax is imposed on retail sales, proceeds from leases and rentals, and proceeds from transient accommodations. Among the exempt items are gas, electricity, home heating fuel, water, alcoholic beverages sold by the state, certain medical supplies, and charitable purchases.

Vending machine dealers are taxed at 6.3 percent (there is an additional 0.7 percent state tax imposed in the localities that make up Northern Virginia and Hampton Roads, making the rate in these regions 7 percent, and the sales tax rate on groceries is 2.5 percent.

TABLE 16
SALES AND USE TAX RATES
AS OF JANUARY 1, 2014

JURISDICTION	GENERAL RATE		ADMISSIONS		TRANSIENT ACCOMMODATIONS		RESTAURANT MEALS	
	STATE	LOCAL	STATE	LOCAL	STATE	LOCAL	STATE	LOCAL
DISTRICT OF COLUMBIA	5.75%	---	10.0%	---	14.5%	---	10.0%	---
MARYLAND	6.0%	---	10.0%	---	6.0%	---	6.0%	---
Charles County	---	---	---	+5-10%	---	+5.0% 1/	---	---
Montgomery County	---	---	---	4.93%	---	+7.0% 2/ 3/	---	---
Prince George's County	---	---	---	+0.5-10%	---	+5.0% 4/	---	---
VIRGINIA	5.0%	---	10.0%	---	4.0%	---	---	---
Alexandria	---	+1.0%	---	10%	---	+6.5% plus \$1.00 per night/room	---	+4.0%
Arlington County	---	+1.0%	---	---	---	+5.0% 5/	---	+4.0%
Fairfax	---	+1.0%	---	---	---	+4.0%	---	+4.0%
Fairfax County	---	+1% plus 0.7% for transport- ation	---	---	---	+6.0%	---	---
Falls Church	---	+1.0%	---	---	---	+5.0%	---	+4.0%
Loudoun County	---	+1.0%	---	---	---	+7.0%	---	---
Prince William County	---	+1.0%	---	---	---	+7.0%	---	---

+ In addition to state rate.

- 1/ Permanent residents of 120 days or more are exempt from the tax.
- 2/ Rates range from 5% to 10%.
- 3/ 3.5% is allocated to the Montgomery County Conference and Visitors Bureau, and Convention Center.
- 4/ Municipalities receive 50% of the revenue attained if the hotels are within their boundaries.
- 5/ Tax not imposed on residents of more than 30 consecutive days.

WATER AND SEWERAGE USER CHARGES (RESIDENTIAL)

Charges for water and sanitary sewerage and basic rates for each jurisdiction are presented in Table 17, page 53. Average cost per 1,000 gallons is the common standard used. Special charges for service connections, availability, demand and account service and frontfoot (a foot measured along the front of a piece of property) assessments are not included in Table 17.

The rates for Loudoun and Prince William Counties are those that exist in the town of Leesburg. This is done to simplify the rates because rates differ throughout these counties according to the city or town of residency.

In Virginia and Maryland jurisdictions, billing is quarterly, while the District of Columbia bills monthly.

TABLE 17
WATER AND SEWERAGE USER CHARGES (RESIDENTIAL)
CALENDAR YEAR 2013

JURISDICTION	WATER	SEWERAGE	MINIMUM
DISTRICT OF COLUMBIA 1/	\$3.61/1,000 gal.	\$4.41/1,000 gal.	None
MARYLAND			
Charles County	\$2.98/1,000 gal.	\$6.33/1,000 gal.	None
	18,000 gallons or less per quarter for Residential Customers		
Montgomery County	Low \$2.82/1,000 gal. Usage 49 gal. or less/day High \$6.48/1,000 gal. Usage 9,000 gal./day or more	\$3.27/1,000 gal. 49 gal. or less/day \$8.30/1,000 gal. Usage 9,000 gal./day or more	None
Prince George’s County	Low \$2.95/1,000 gal. Usage 49 gal. or less/day High \$6.76/1,000 gal. Usage 9,000 gal./day or more	\$4.06/1,000 gal. 49 gal. or less/day \$10.29/1,000 gal. 9,000 gal./day or more	None
VIRGINIA			
Alexandria 2/	\$29.55 flat fee up to 6,000 gal./qtr. \$1.6352/1,000 gal. Over 6,000 gal./qtr. + \$1.201 per 1,000 gal.	\$6.36/1,000 gal. plus \$4.51/bill + sewer service charge	None
Arlington County	\$3.98/1,000 gal.	\$8.63/1,000 gal.	None
Fairfax 3/	\$3.45/1,000 gal. over 5,000 gal.	\$5.10/1,000 gal. (above minimum)	\$17.49 water \$26.70 sewer

TABLE 17-continued
WATER AND SEWERAGE USER CHARGES (RESIDENTIAL)
CALENDAR YEAR 2013

JURISDICTION	WATER	SEWERAGE	MINIMUM
Fairfax County ^{4/}	\$2.29/1,000 gal.	\$6.55/1,000 gal.	None
Falls Church ^{3/}	\$4.99/1,000 gal.	\$8.62/1,000 gal.	None
Loudoun County ^{5/}	\$4.02/1,000 gal.	\$5.37/1,000 gal.	None
Prince William County (Service Authority)	\$3.35/1,000 gal.	\$6.55/1,000 gal.	None

1/ Additional \$0.58 per month is charged for residential storm water fee.

2/ The water in Alexandria is supplied by "Virginia American Water Company", a private company.

3/ Water and sewerage services are primarily provided by the Fairfax County Water Authority and Fairfax County, respectively. A small number of County residents on an exception-only basis receive their water and sewerage services from one of the following: Fairfax City, Falls Church, Herndon and Vienna. These residents pay the rates set by the supplier, which may differ from the rates set forth above.

4/ Established customers are subject to a peak usage rate of \$3.45/1,000 gallons during the summer quarters on water consumption that exceeds winter quarter usage by 6,000 gallons or 30 percent, whichever is higher.

5/ Rates shown are for the Town of Leesburg, excludes the Towns of Hamilton, Hillsboro, Lovettsville, Middleburg, Purcellville, and Round Hill.

MISCELLANEOUS TAXES

District of Columbia

Uniform Disposition of Unclaimed Property

The District of Columbia is authorized to act as conservator over property presumed abandoned and held by businesses and financial corporations by mandating the reporting and delivery of such property into the custody of the Mayor.

The Uniform Disposition of Unclaimed Property Act includes all tangible and/or intangible personal property and requires that reports be filed annually. Banks, businesses and other financial corporations must report on or before November 1 for property abandoned by the preceding June 30. Life insurance companies must report by May 1 for property abandoned by the preceding December 31.

Other Miscellaneous Taxes

911 Emergency	
Wireless/Wireline Subscribers	\$0.76 per line per month
Centrex Lines	\$0.62 per line per month
Private Branch Exchange (PBX) Station	\$0.62 per line per month

Maryland

Uniform Disposition of Abandoned Property

Maryland's unclaimed property law is custodial in nature. The law covers tangible and intangible personal property and requires holders to file a report annually.

The reporting period for an insurance company is from January 1 through December 31, of each year and the report is due no later than April 30 of the following year. Reports for all other entities (banks, financial organizations, utilities and corporations) cover the period of July 1 through June 30 of each year and must be filed no later than October 31 of that year.

Other Miscellaneous Taxes

Montgomery County:

911 Emergency	\$1.00 per bill per month
Telephone Service	\$0.75 to county
Charge	\$0.25 to state trust fund

Other Miscellaneous Taxes-continued

Prince George's County:

911 Emergency	\$1.00 per line per month
Telephone Service	\$0.75 to county
Charge	\$0.25 to state trust fund

Charles County:

911 Emergency	\$1.00 per line per month
Telephone Service	\$0.75 to county
Charge	\$0.25 to state trust fund

Virginia

Business Litter Tax

Virginia imposes an annual \$10 litter tax on each business establishment that produces litter. An additional \$15 tax is levied on each business operating as a manufacturer, wholesaler, distributor, or retailer of groceries, soft drinks, carbonated water, beer, or other malt beverages.

Uniform Disposition of Unclaimed Property

All unclaimed property is subject to the custody of the Commonwealth of Virginia, including funds or other property, tangible and intangible, including any income or increments thereon, less any lawful charges that are held, issued or owing in the ordinary course of the holder's business and have remained unclaimed by the owner.

Banking organizations, business associations and financial organizations must file an unclaimed property report before November 1 of each year as of June 30 preceding. Insurance corporations must file a report before May 1 of each year as of the preceding December 31.

Other Miscellaneous Taxes

VA E-911

All local E-911 fees have been replaced with a statewide \$0.75 per line per month fee. Also, all local mobile telecommunications taxes in Virginia have been replaced with a 5 percent statewide communications sales and use tax.

Alexandria:

Daily Rental Tax	1 percent on the gross proceeds of a short-term rental business 1.5 percent on the gross proceeds of the rental on heavy equipment
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Public Rights-of-Way Use Fee	\$0.97 per line per month
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Arlington County:

Short-term Rental Tax	1 percent on the gross proceeds of short term rental receipts
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Solid Waste & Recycling Fee	\$293.00 per year
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Fairfax County:

Short-term Daily Rental	1 percent on the gross proceeds of a short-term rental business
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Falls Church:

Short-term Rental	1 percent on gross proceeds of a short-term rental business
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Loudoun County:

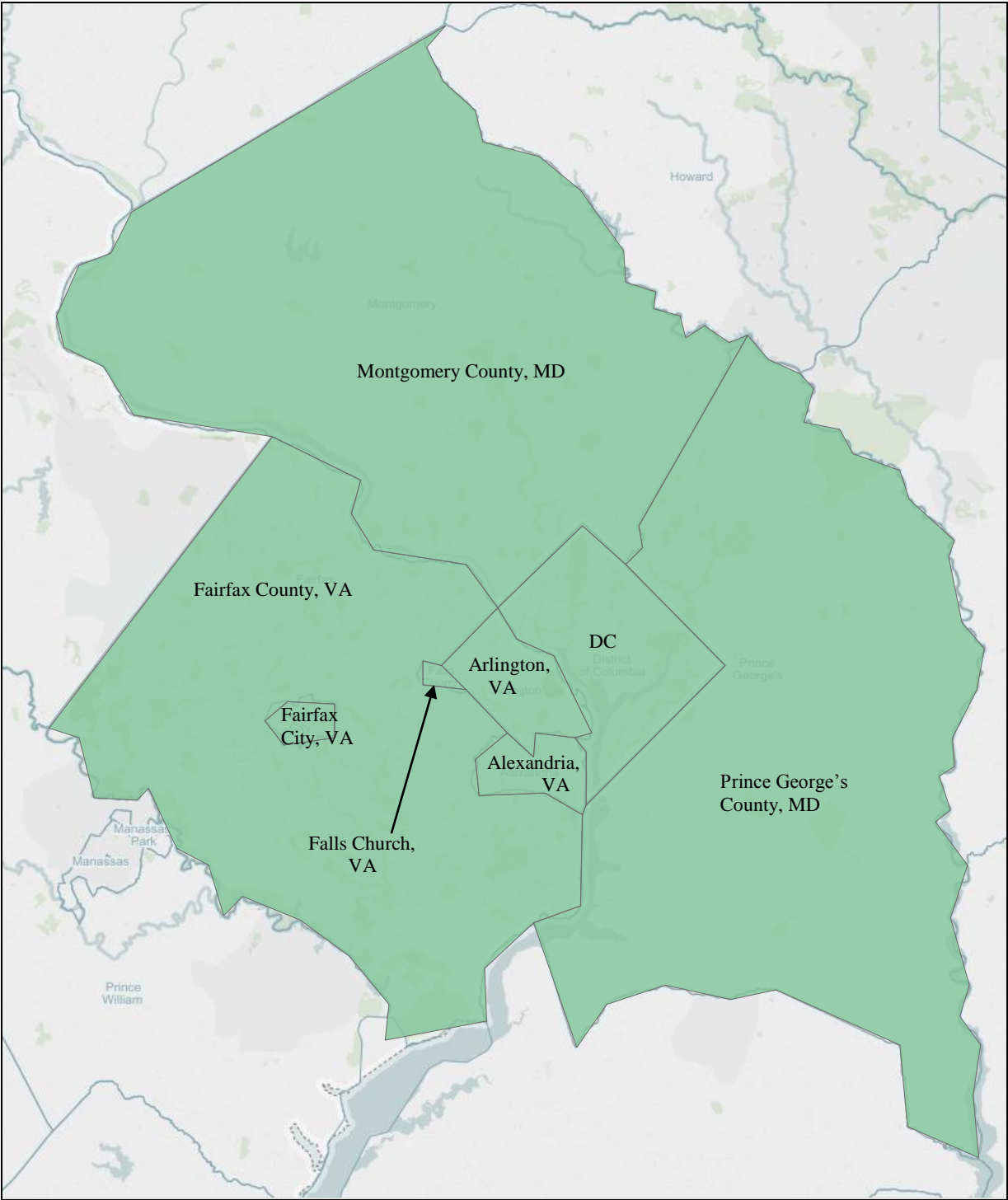
Short-term Rental Tax	1 percent of daily rate
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Prince William County:

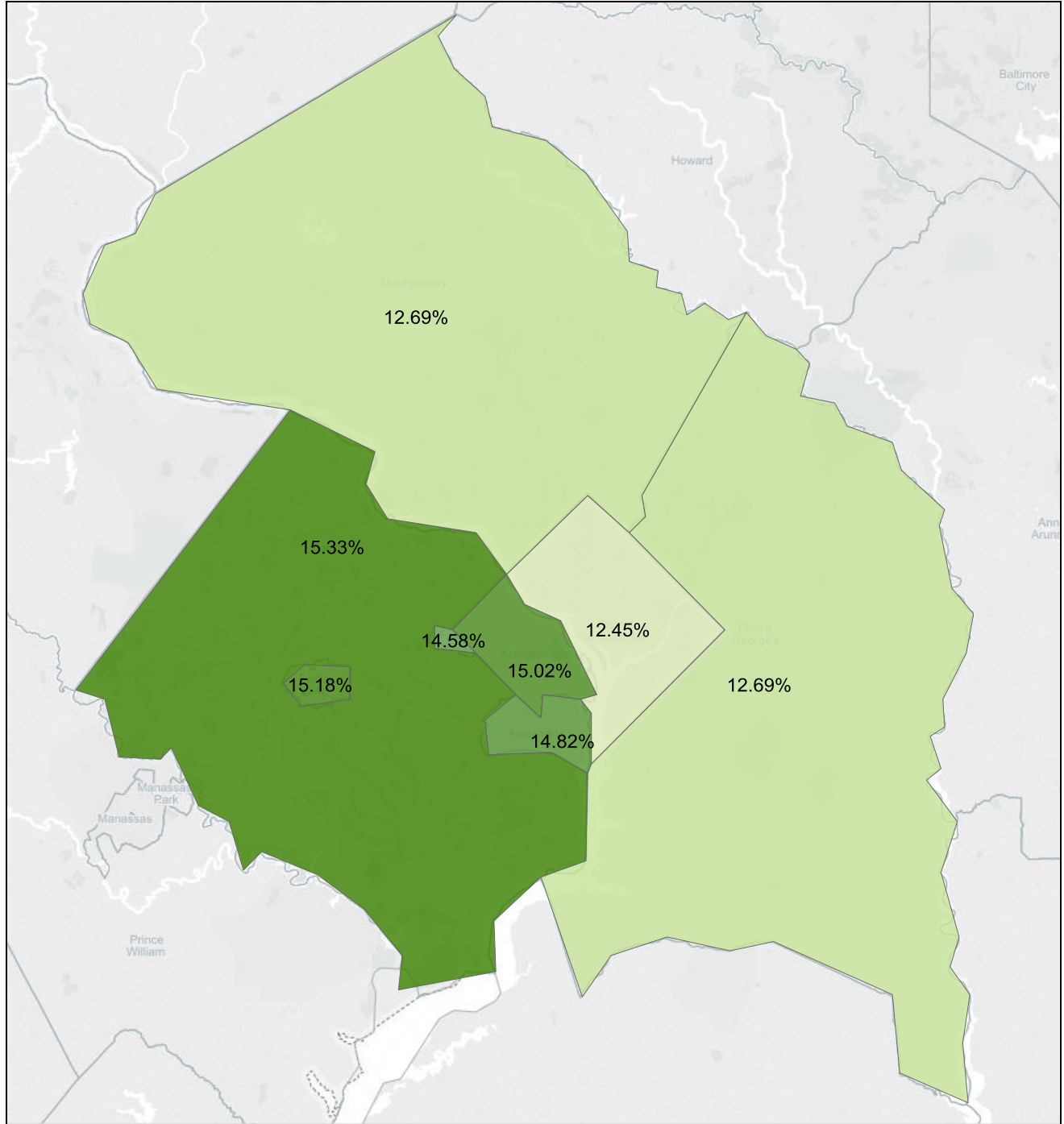
Daily Rental Tax	1 percent daily rental tax
Transient Occupancy Tax	7 percent on rental of motel/hotel rooms

Appendix A: Additional Tax Burden Maps

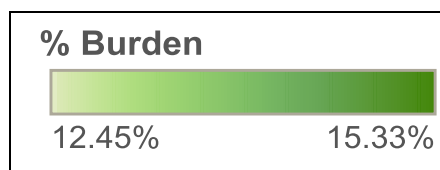
Map 2: DC Metro Area Map



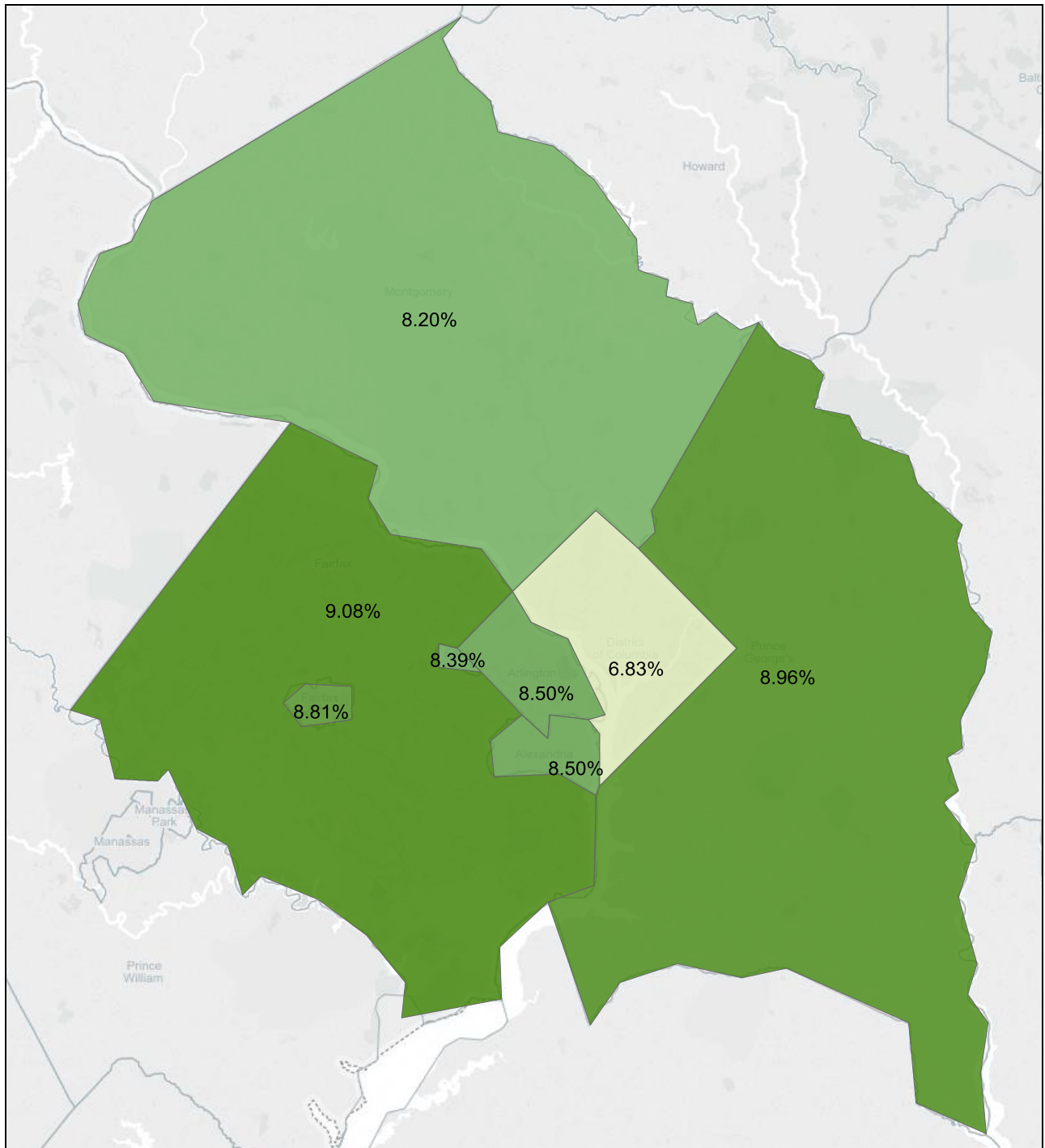
**Map 3: Total 2013 Metro Area Tax Burdens (Income, Property, Sales, & Auto)
as a % of Income (Family Earning \$25,000/ Year)**



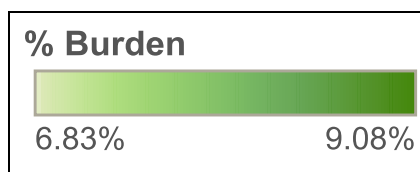
The lighter the green in the map, the lower the tax burden as a percentage of income.



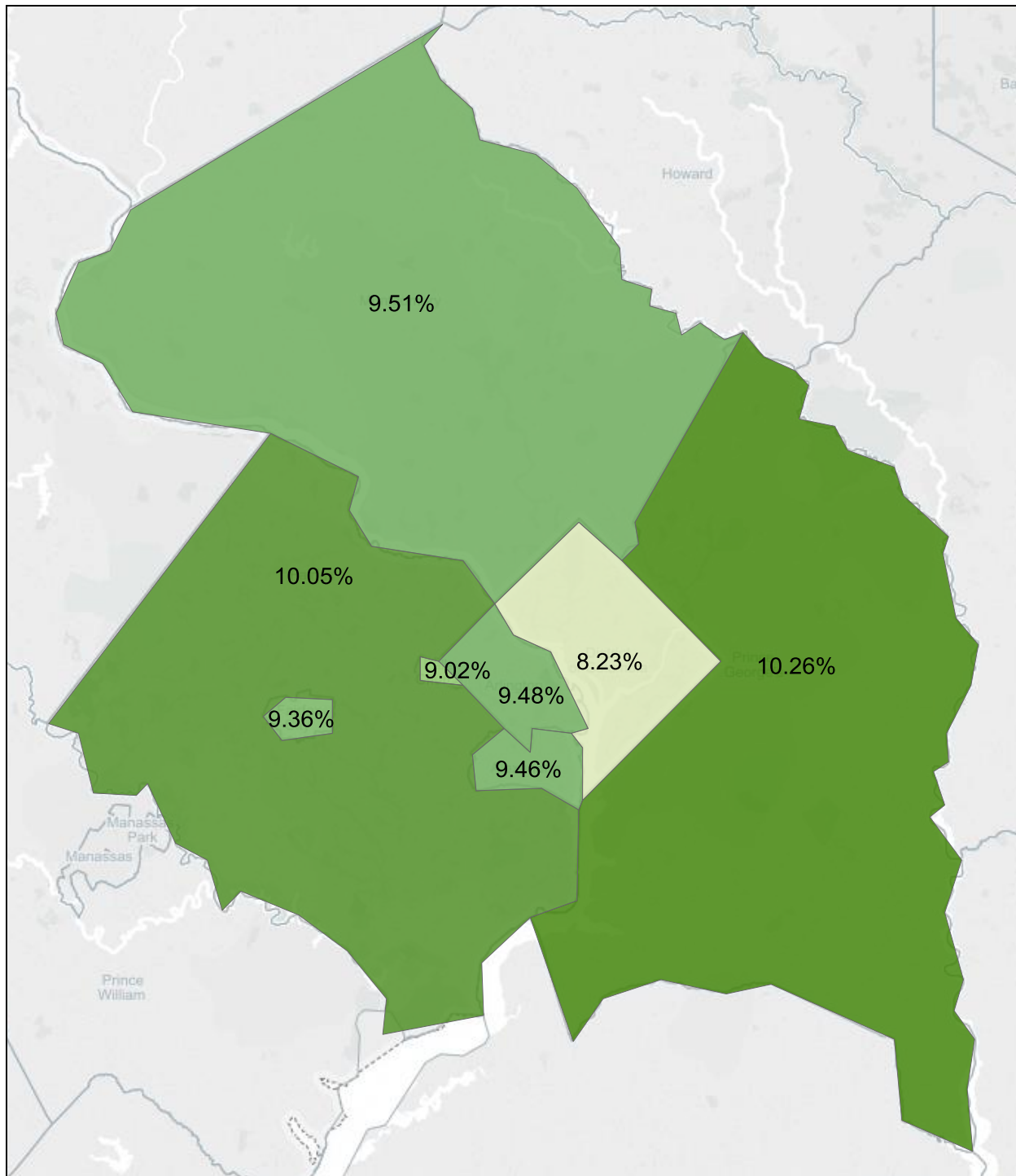
Map 4: Total 2013 Metro Area Tax Burdens (Income, Property, Sales, & Auto) as a % of Income (Family Earning \$50,000/ Year)



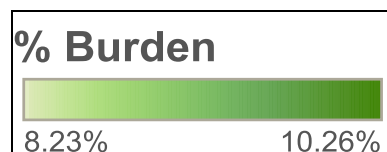
The lighter the green in the map, the lower the tax burden as a percentage of income.



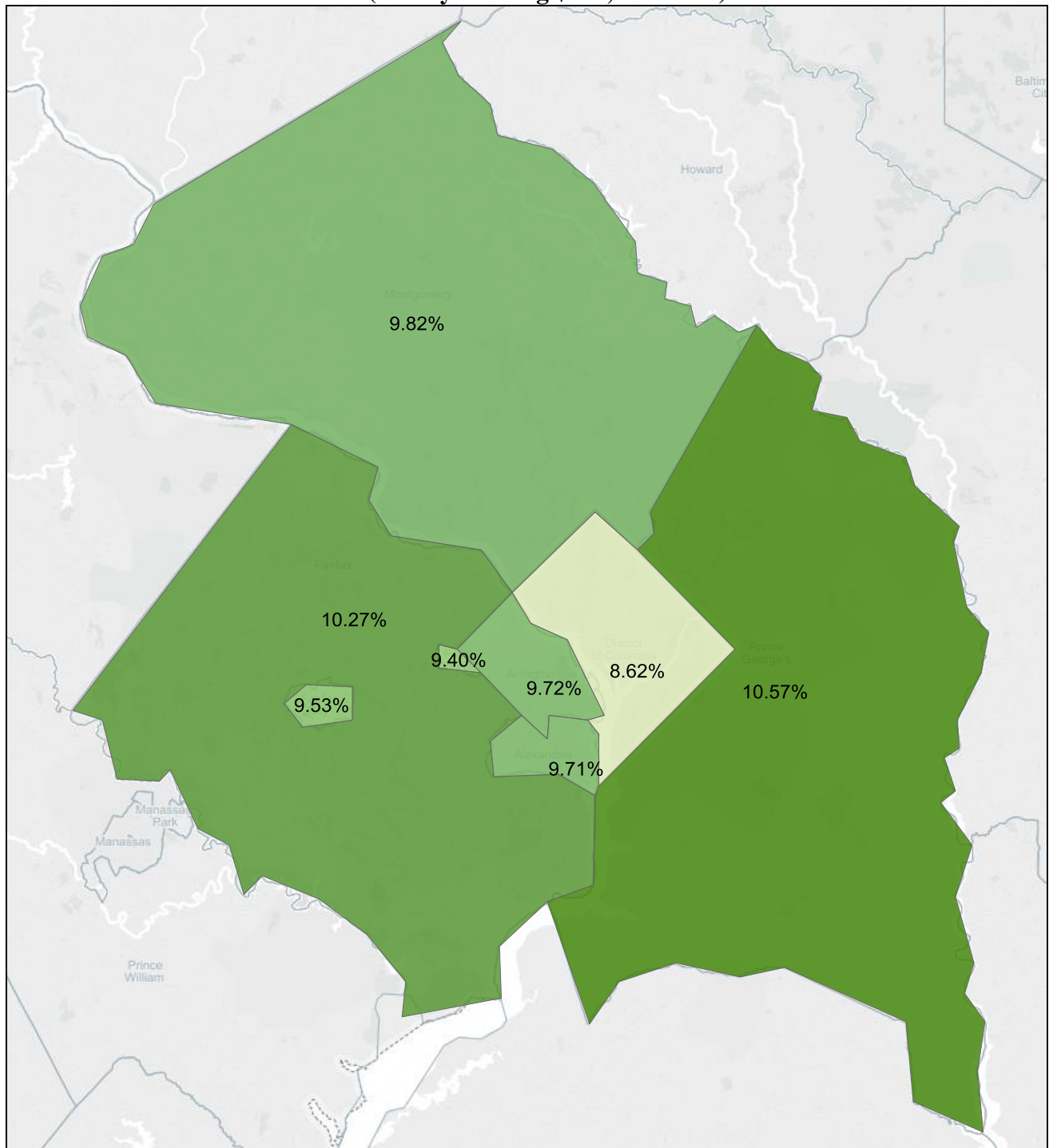
**Map 5: Total 2013 Metro Area Tax Burdens (Income, Property, Sales, & Auto)
as a % of Income (Family Earning \$75,000/Year)**



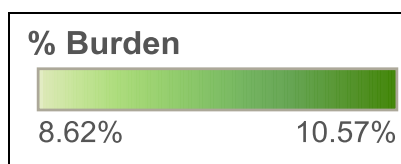
The lighter the green in the map, the lower the tax burden as a percentage of income.



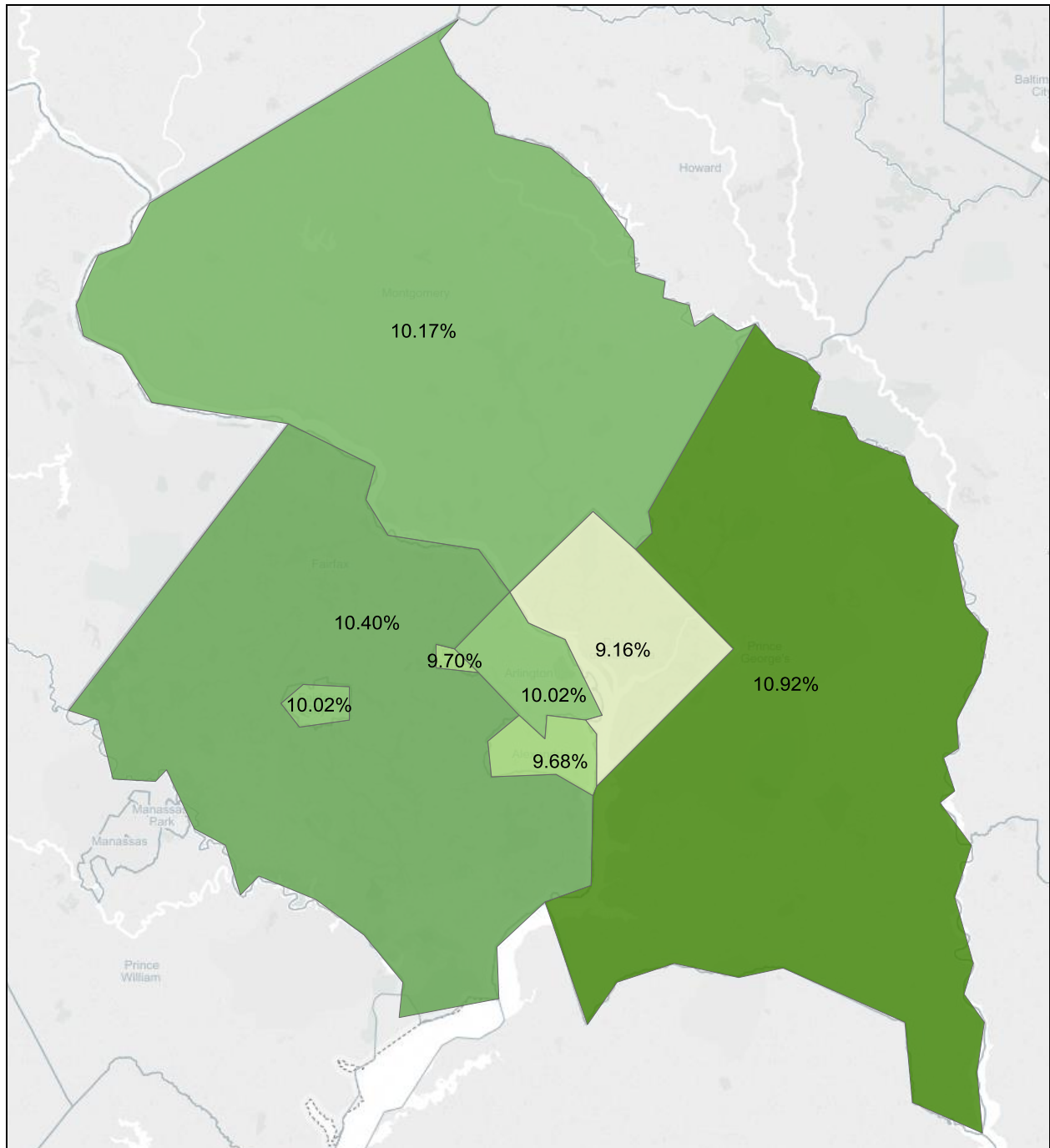
Map 6: Total 2013 Metro Area Tax Burdens (Income, Property, Sales, & Auto) as a % of Income (Family Earning \$100,000/ Year)



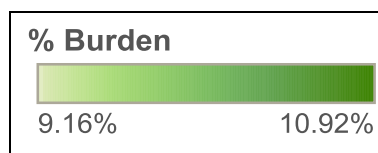
The lighter the green in the map, the lower the tax burden as a percentage of income.



**Map 7: Total 2013 Metro Area Tax Burdens (Income, Property, Sales, & Auto)
as a % of Income (Family Earning \$150,000/ Year)**



The lighter the green in the map, the lower the tax burden as a percentage of income.



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EventsDC

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Government Services

Health Benefits Exchange Authority

Human Support Services

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