



# DEVELOPMENT INCENTIVES

Calvert County Department  
of Economic Development  
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**Calvert County, Maryland, offers a variety of innovative incentive programs to help attract and expand business opportunities.**

**Economic development representatives are available to coordinate a variety of state and local incentive programs.**

## Tax Credits

Patuxent Business Park is a Calvert County Commerce Zone, a designation that extends tax credits to qualifying new and expanding businesses. The Patuxent Business Park Commerce Zone real property tax credit is calculated on the value of the qualifying, new construction. To qualify, businesses are required to construct new premises or expand existing premises. The real property tax credit is for taxes imposed by the county for 10 years.

The tiered tax credit structure is:

Years	Tax Credit
1-5	50%
6-7	25%
8-10	15%

## Federal Opportunity Zone

Opportunity Zones provide a federal tax incentive for taxpayers who reinvest unrealized capital gains into Opportunity Funds, which are specialized vehicles dedicated to investing in Opportunity Zones. Opportunity Zones offer investors the following incentives for putting their capital to work in these communities:

- Investors can roll existing capital gains into Opportunity Funds with no up-front tax bill.
- A 5-year holding increases the rolled-over capital gains basis by 10 percent; a 7-year holding increases the rolled-over capital gain investment basis by another 5 percent for a total of 15 percent.
- Investors can defer their original tax bill until Dec. 31, 2026, at the latest, or until they sell their Opportunity Fund investments, if earlier.
- Opportunity Fund investments held in the fund for at least 10 years are not taxed for capital gains.

# PATUXENT BUSINESS PARK DEVELOPMENT INCENTIVES

## Incentive Fund

The Economic Development Incentive Fund is available to companies looking to expand or locate in Calvert County. The fund, provided by the Board of County Commissioners (BOCC), provides assistance through loans or grants, or a combination of both, to qualified companies that can show significant economic impact within the county's business community and can demonstrate that they are within the county's specific target industries.

### Criteria

The interested party should be able to demonstrate that they are establishing new operations or facilities within the county or plan to significantly expand existing operations. The company must also:

- Create 10 new full-time jobs or full-time equivalent jobs
- Make a capital investment of at least \$1 million
- Remain in Calvert County for at least five years

*Note: The request must be consistent with the county's Comprehensive Plan. The Incentive Fund is provided at the sole discretion of the BOCC. Terms and conditions vary.*

## Loan Fund

The Calvert Economic Development Loan Fund is a revolving loan that provides an alternative funding source for business expansion in Calvert County.

### Criteria

Businesses may be eligible if:

- primary sales/activities are manufacturing, wholesale trade, retail trade, and/or business services
- the business is a legal entity qualified to do business in the State of Maryland, and
- the business has a minimum two-year operating history with a completed business plan.

Selected business startups may be eligible. Help in preparing a business plan is available. The maximum loan request is limited to \$100,000; the minimum loan request is \$2,500. Loans considered desirable are those that are used to purchase fixed assets, equipment, inventory and finance contracts as well as loans to expand business in Calvert County. The fund may not be used for debt refinancing.

### State Economic Development Partner

The Department of Economic Development can assist in negotiating financing opportunities in your effort to locate your business in Calvert County. The department will help businesses determine which state or local financing alternative is most appropriate for your business, work confidentially with you to help clarify your needs, and assist in preparing applications to state and federal agencies. For more information about Maryland's economic development financing programs, visit the [Maryland Department of Commerce](#) for an array of state economic development incentive programs.

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## Fast-Track Permit

Fast-track permitting provides an accelerated development review process to reduce the turn-around time in the county's development approval process. Qualified projects receive the highest priority from county staff.

To qualify, projects must be consistent with the Comprehensive Plan, Town Center Master Plans, and county Zoning Ordinance. Consideration will be given to any ancillary or complimentary industries that may accompany the project.

## Business Counseling

The Small Business Development Center (SBDC) offers business counseling services to county businesses at the local office in Prince Frederick. Most services are free of charge. Whether you are just thinking about starting a business or would like to expand your current business, the SBDC can help guide you through the steps necessary to be successful.

To take advantage of this service, please contact the SBDC at 301-934-7583. For more information on the SBDC, [visit online](#).

## Financing

The Department of Economic Development can assist in negotiating financing opportunities in your effort to locate your business in Calvert County. The department will help businesses determine which state or local financing alternative is most appropriate for your business, work confidentially with you to help clarify your needs and assist in preparing applications to state and federal agencies.

For more information about the state's economic development financing programs, please visit our state economic development partner, the [Maryland Department of Commerce](#), for an array of state economic development incentive programs.

## Workforce Housing

The House Keys for Employees program provides the county's working population an additional opportunity for affordable home ownership. It is an employer partnership initiative that matches funds for closing costs and down payments for eligible employees to purchase a home.

### Eligibility Requirements

Eligible employees are those who have not owned a principal residence in the last three years and meet specific eligibility requirements. Local match for private-sector and public-sector employees could total up to \$5,000, equivalent to the state benefit/contribution.

The county government is also a participating employer in the program and provides matching funds for eligible county government and public school system employees.