

**ORDINANCE NO. 3028**

**AN ORDINANCE OF THE CITY OF SALISBURY TO AMEND THE SALISBURY CITY CODE, TITLE 15, BUILDINGS AND CONSTRUCTION, TO PROVIDE FOR A DISCRETIONARY REDUCTION IN PERMITTING FEES FOR NONPROFIT ENTITIES.**

**WHEREAS**, the City of Salisbury (the “City”) seeks to encourage development and redevelopment of properties within the City to increase the City’s housing stock and provide other public benefits; and

**WHEREAS**, development and redevelopment of critical properties will generate higher tax assets within the City; and

**WHEREAS**, the fees associated with building permits, fire plan reviews and building plan reviews can create financial impediments for nonprofit entities wishing to develop properties within the City; and

**WHEREAS**, reducing fees associated with building permits, fire plan reviews and building plan reviews for nonprofit entities in certain circumstances will encourage development and redevelopment of critical properties; and

**WHEREAS**, the Mayor and Council wish to create a mechanism in the Salisbury City Code to allow nonprofit entities to request a reduction of certain permitting fees and to give Mayor and Council discretion to reduce permitting fees, provided Mayor and Council determine it is in the best interest of the City; and

**WHEREAS**, the Mayor and Council have determined that the amendments to Title 15 of the Salisbury City Code shall be adopted as set forth herein.

**NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY THE COUNCIL OF THE CITY OF SALISBURY, MARYLAND**, that Chapter 15, Buildings and Construction, of the Salisbury City Code, is hereby amended by adding the bolded and underlined language as follows

**Section 1.** Section Chapter 15.04 of the Salisbury City Code, entitled “Building Code,” shall be amended as follows:

**15.04.050 – Reduction of permitting fees for nonprofit entities.**

- A. **Permitting fees, which shall include building permits, fire plan reviews and/or building plan reviews, may be reduced by the Mayor and the Council for development projects owned by a nonprofit entity, which, for the purpose of this Chapter, is defined as a legally formed entity that has operated for the public benefit for at least three years and who meets all current legal, filing, and financial obligations required by Federal, State, and local law and regulation.**
- B. **A nonprofit entity may submit a written request for a permitting fee reduction to the Director of Infrastructure and Development, or his/her designee, only if the permitting fees are greater than \$5,000 and setting forth:**
  - 1. **Whether the development project increases the City’s housing stock or addresses other public housing needs including, but not limited to, encouragement of adaptive redevelopment of existing structures or fostering housing stability;**
  - 2. **Whether the development project will be located in an economically disadvantaged community, a blighted area, or an area targeted to benefit from community development block grant funds;**
  - 3. **Whether the project supports community needs including, but not limited to, behavioral health and wellness services; and/or**
  - 4. **Whether the development project will positively impact the community's health, wellbeing, quality of life, environment or overall sustainability.**

- C. The Director of the Department of Infrastructure and Development or his/her designee shall review the nonprofit entity's application and make a recommendation to the Mayor and to the Council whether the application shall be granted or denied, in whole or in part.
- D. Council shall then pass a resolution either granting or denying, in whole or in part, the nonprofit entity's application for a fee reduction. In no event shall Council reduce permitting fees by more than fifty percent (50%).
- E. If Council grants the nonprofit entity's application, the resolution shall specify:
1. The permitting fee reduction is valid for two years. The two-year reduction begins to run from the time of the signing of the resolution awarding the reduction.
  2. The completion date for the development project. The reduction shall become null and void and all permitting fees shall become immediately due and payable to the City, if the project is not completed on or before the completion date as set forth in the Resolution.
  3. The reduction shall become null and void and all permitting fees shall become immediately due and payable, if the nonprofit entity changes the designated use of the property within two years from the date of the resolution.
  4. The reduction is assigned to a project and to the property on which the project is located, and cannot be transferred.
- F. This chapter shall take effect July 1, 2026.

**BE IT FURTHER ENACTED AND ORDAINED BY THE COUNCIL OF THE CITY OF SALISBURY, MARYLAND,** as follows:

**Section 2.** It is the intention of the Mayor and Council of the City of Salisbury that each provision of this Ordinance shall be deemed independent of all other provisions herein.

**Section 3.** It is further the intention of the Mayor and Council of the City of Salisbury that if any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged invalid, unconstitutional or otherwise unenforceable under applicable Maryland or federal law, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged and all other provisions of this Ordinance shall remain and shall be deemed valid and enforceable.

**Section 4.** The recitals set forth hereinabove are incorporated into this section of the Ordinance as if such recitals were specifically set forth at length in this Section 4.

**Section 5.** This Ordinance shall take effect July 1, 2026.

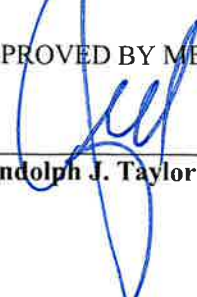
THIS ORDINANCE was introduced and read at a meeting of the Council of the City of Salisbury held on this 14 day of September, 2026, and thereafter, a statement of the substance of the Ordinance having been published as required by law, was finally passed by the Council on the 28 day of September 2026.

**ATTEST:**

  
Julie A. English, City Clerk

  
April R. Jackson, President, Salisbury City Council

APPROVED BY ME THIS 29 day of September, 2026.

  
Randolph J. Taylor, Mayor