

Incentive Programs

Located at the intersection of I-81 and I-70, just 75 miles northwest of our nation's capital, Washington County, Md. is the hub of the tri-state region's economy. Known for a pro-business climate, the Hagerstown-Washington County Economic Development Commission is ready to deploy our *Fast Track Team* to guide you through available incentives and financing programs. We are ready to help your business open, grow or relocate in one of our great communities.

Pad-Ready Site Commercial Stimulus

This program is designed to encourage property owners to bring undeveloped land to a shovel-ready state, but is also intended for sites with existing buildings in need of re-development. Under the program, undeveloped parcels of land, demolitions, renovations and expansions of existing buildings qualify for the incentive. The Pad-Ready program applies only to sites with commercial, industrial or industrial-flex County zoning.

Enterprise Zones

To promote growth of the industrial and commercial base, local and state incentives are available to new or expanding companies in these zones. Approximately 6,200 acres in Washington County are within three state-designated Enterprise Zones. Each Enterprise Zone is approved by the state for a ten-year period. Both local real property tax credits and state income tax credits are available.

Washington County New Jobs Tax Credit

The New Jobs Tax Credit Program provides eligible companies with a six-year tax credit against both real and personal property taxes. In order to qualify for the program, a business must:

- Locate in a Priority Funding Area as designated in Title 5, Subtitle 7B of the State Finance and Procurement Article
- Employ at least 25 persons in permanent full-time positions in Washington County
- Pay 50 percent of new jobs at least 135 percent of the Average Weekly Wage as reported at the end of the previous calendar year by the Maryland Department of Labor, Licensing and Regulation
- Construct or expand operations in Washington County by 10,000 square feet+

Business Relocation and Expansion Assistance

The EDC staff serves as a liaison to other County departments to expedite projects. We can assist local businesses with expansion of their existing sites or relocation to other sites within the County. For a list of available commercial properties please access our GIS-enabled, online searchable property database.

High Performance Commercial Building Tax Incentive Program

A property tax reduction on Washington County property tax, this commercial building incentive is awarded to structures that meet or exceed certain LEED rating system requirements. In order to apply for this tax credit, the building owner(s), or the authorized representative, must:

- Submit a completed and signed application
- Submit with the application a true and correct copy of the initial LEED certification request

Foreign-Trade Zone

Foreign-Trade Zones are sites designated in which special United States Customs Service procedures may be used. These procedures allow domestic activity involving foreign items to take place prior to formal customs entry. Duty-free treatment is accorded items that are re-exported and duty payment is deferred on items sold in the U.S. market.



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Hagerstown-Washington County
Economic Development Commission