

Department of Fiscal Services
Maryland General Assembly

FISCAL NOTE

House Bill 1330 (Delegates Marriott and Fulton)
Ways and Means

Baltimore City - Release of Liens - Valuation of Real Property

This bill allows the Board of Estimates in Baltimore City to use the value determined by a licensed real estate appraiser for the purpose of determining eligibility for the release of tax liens for unpaid property taxes and other charges, if the appraiser's value is less than the value as determined by the Department of Assessments and Taxation (DAT). The licensed appraiser's report must be prepared not more than six months before the request for the release of the lien.

This bill is effective July 1, 1997.

Fiscal Summary

State Effect: None.

Local Effect: Potential indeterminate decrease in revenues for Baltimore City beginning in FY 1998 as discussed below. Expenditures would not be affected.

Small Business Effect: Minimal effect on small businesses as discussed below.

Fiscal Analysis

Local Revenues: Allowing Baltimore City's Board of Estimates to release liens at a lesser value than the value determined by DAT could decrease revenues for the city. This decline in revenues could be offset to the extent that this bill enables Baltimore City to better facilitate the transfer of real property through the elimination of tax liens for unpaid city property taxes. Any specific impact cannot be reliably estimated at this time.

Small Business Effect: This bill could positively affect small businesses in Baltimore City

by reducing the amount of delinquent taxes that may be paid due to a reduced value of a real property lien.

Information Sources: Department of Assessments and Taxation, Baltimore City,
Department of Fiscal Services

Fiscal Note History: First Reader - March 10, 1997

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