



House Bill 651 – Renters’ Property Tax Relief Program – Evaluation and Reporting Requirements

Position: Support

Maryland REALTORS® supports efforts to evaluate the income eligibility requirements associated with the Renters’ Property Tax Relief Program which account for inflation.

Housing prices have risen faster than wages in nearly all employment sectors and Maryland’s current housing shortage of approximately 120,000 housing units has caused both home prices and the costs of rental housing units to increase substantially. Despite the efforts of Maryland local governments to address affordability of rental units, through the Renters’ Property Tax Relief Program, the limits on income allowable to take advantage of this credit limits the relief that can be offered to many renters whose are struggling to pay their rent.

Recently, Maryland REALTORS® conducted a State of Housing 2023 poll among registered voters. Results from this survey found that nearly half of Maryland voters feel that there are not enough rental housing units available. Additionally, almost 30% of registered voters would consider relocating to another state due to the high housing costs in Maryland.

For this reason, REALTORS® support legislation like HB 651 which will examine the income limitation requirement associated with this program on an ongoing basis and incentivize renters to remain in Maryland.

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