

## **Comments by Nancy Roisum, Salisbury MD Resident**

**3/10/2024**

### **Re: HB 765 and SB 321- Property tax credit for hotel or residential development projects**

I support House Bill 765 and the similar SB 321, with revisions as recommended below. Please do not pass this bill without such revision.

Recommended revisions:

1. Limit the amount and length of the property tax waiver (credit) to 5 years after construction is completed. From my experience, this is a reasonable period to allow a business to “get on its feet”, and would discourage initial investors from selling off early to make a profit, abusing the intentions of the program.
2. The property tax credit (waiver) should step down starting at 100% the first year, and decrease 20% each year thereafter. This, in concert with #1, would help reduce the impact on jurisdictions’ revenues and ability to provide adequate public facilities to support such developments. Ultimately, it would help absorb the impact on taxpayers. Currently MD has one of the highest property tax rates in the nation which is a deterrent to people relocating here.
3. Hotels and motels should be required to provide “affordable housing” based on the number of guest rooms.
4. The affordable housing requirement should apply to all eligible facilities and require at least 25% affordable housing units and the income level should be 60% of area medial income.
5. The affordable housing requirement should be required for a designated length of time (ex. 40 years) and require annual certification by the property owner to receive the property tax credit..

Legislators, please revise this proposed legislation, as stated above, or vote against it.