



TESTIMONY

COMMITTEE: Senate Budget and Taxation

DATE: February 3, 2026

POSITION: Favorable

BILL: SB 287

The Maryland Municipal League supports SB 287, which would simply allow for a designated Development District to include noncontiguous blighted for the development or redevelopment of affordable housing.

This legislation empowers municipalities with greater flexibility in addressing urban revitalization. By allowing noncontiguous blighted properties (e.g., vacant lots scattered throughout a town) to be grouped into a single TIF district, cities and towns can tackle urban blight more efficiently and pursue comprehensive redevelopment strategies. SB 287 builds on the existing authority to use TIF financing in a development district, which places new revenues from the district into a special fund that directly goes back to the district. This is ideal for ensuring the money is used to fight blight.

Furthermore, this legislation can be transformative for smaller municipalities, where development opportunities are often dispersed and traditional contiguous TIFs are impractical.

For these reasons the League respectfully requests that this committee provide a favorable report on Senate Bill 287.

For more information relating to this piece of testimony, please contact:

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