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Education, Energy, and  
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Executive Nominations Committee



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**THE SENATE OF MARYLAND**  
**ANNAPOLIS, MARYLAND 21401**

**March 4, 2026**

**The Budget and Taxation Committee**

**SB 847 – Wicomico County – Property Tax Credit – Salisbury  
Neighborhood Housing Services, Inc.**

**Statement of Support by Bill Sponsor Senator Mary Beth Carozza**

Thank you Chair Guzzone, Vice Chair Rosapepe, and members of the distinguished Senate Budget and Taxation Committee for this opportunity to present Senate Bill 847 – Wicomico County – Property Tax Credit – Salisbury Neighborhood Housing Services, Inc. and ask for a favorable report.

This local legislation would authorize Wicomico County and its municipalities to grant a property tax credit for real property owned and redeveloped by the Salisbury Neighborhood Housing Services Inc. (SNHS).

SNHS is a private non-profit organization dedicated to expanding affordable homeownership and strengthening neighborhoods in Salisbury and Wicomico County. SNHS focuses on stabilizing distressed neighborhoods and restoring aging and vacant homes. SNHS has been operating for over 30 years and is chartered with NeighborWorks America, which is a congressionally chartered, national nonprofit that supports efforts to expand housing access.

Redeveloping distressed properties often involves high upfront costs, delayed returns, and financial risk. By easing the property tax burden during the redevelopment phase, this temporary tax credit would enable SNHS to reinvest more resources directly into rehabilitation, construction, and community improvement.

This legislation is supported by the Wicomico County Council and the Wicomico County Executive.

SB 847 is a targeted and fiscally responsible tool that supports reinvestment in distressed communities while promoting homeownership and neighborhood stability. Thank you for your kind consideration and I ask for a favorable report.