



Neighborhood Housing Services of Baltimore, Inc.

February 24, 2026

Senator William Smith, Chair  
2 East Miller Senate Office Building  
Annapolis, Maryland 21401

**RE:** Senate Bill 819

Honorable Chair Smith and Members of the Committee:

I am the Chief Executive Officer of Neighborhood Housing Services of Baltimore (NHS), and a resident of Baltimore City. Our organization believes that economic and social justice are a right for all residents and communities. We promote this belief by removing barriers of access to homeownership, helping resident access resources to maintain their homes, and supporting communities historically impacted by systemic disinvestment. I also served as co-chair of Mayor Scott's Tax Sale Work Group, established in 2021.

SB 819 creates alignment of state law so that notice requirements for the *in rem* tax sale process align with other state notice requirements. This adjustment will simplify the *in rem* process and remove some confusion that has resulted from having rules that differ from other states. The *in rem* process is a critical strategy in Baltimore being used by the city to acquire significantly delinquent vacant properties for redevelopment. Bringing the process in line with other established Maryland processes will enhance the success of this tool.

SB819 brings the *in rem* tax sale process into alignment with other established state processes. We ask that the Committee issue a **favorable** report on SB819.

Sincerely,

A handwritten signature in black ink that reads "D. T. Ellis".

Daniel T. Ellis  
Chief Executive Officer



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